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Los Angeles (County) REGIONAL PLANNING 1962/63  
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Report



## MEMORIAL

This Annual Report is dedicated to the memory of La Verne Armstrong Washington and Ray E. Janson, staff members of the Regional Planning Commission who passed away during the year.

Mrs. Washington is remembered for her accomplishments in the Regional Planning Division where she was responsible for the preparation of several major reports and several annual reports. She held the position of Assistant Section Head at the time of her passing.

Mr. Janson is remembered for his courteous and efficient operation of the Antelope Valley Branch Office as Regional Planner. He made staff services available in the Antelope Valley and thereby provided great convenience to residents of that area.



*Annual Report 1962/63*







## *The Board of Supervisors*

Warren M. Dorn, Chairman      Fifth District

Frank G. Bonelli, First District

Burton W. Chace, Fourth District

Kenneth Hahn, Second District

Ernest E. Debs, Third District

Lindon S. Hollinger, Chief Administrative Officer

## *The Regional Planning Commission*

Arthur J. Baum, Chairman

Mrs. L. S. Baca, Vice Chairman

Alson E. Abernethy

\* Owen H. Lewis

Louis Kanaster

Irma Ruther, Secretary to the Commission

Milton Breivogel, Director

Fred M. Gebhart, Chief Deputy Director

\* Succeeded Zell F. Harshton who retired December 18, 1962

Honorable Board of Supervisors  
County of Los Angeles

September 1, 1963

Gentlemen:

In compliance with Ordinance No. 4099 (N.S.) requiring reports of all departments, I am transmitting herewith the Annual Report of the Regional Planning Commission for the Los Angeles County Regional Planning District and County of Los Angeles for the fiscal year ending June 30, 1963.

One of the most notable accomplishments of the Commission was the formulation of the zoning plan of the Malibu which was adopted by your Honorable Board during the year and resulted in the precise zoning of the last major area of the County.

This report emphasizes the functions of the Commission and the purpose for its existence.

A copy of this report is being filed with the State in accordance with Title 7 Chapter 1.5 of the Government Code.

Respectfully submitted,



Arthur J. Baum, Chairman

THE REGIONAL PLANNING COMMISSION



## BETTER LIVING: Los Angeles County

The purpose of the Regional Planning Commission is the attainment of a "better living" environment for the inhabitants of the Los Angeles County Region. Basically, it attempts to achieve this by evolving new plans and planning standards and revising existing ones when necessary. The implementation of these directly and indirectly affects the quality of our environment. Planning standards deal essentially with regulating development and use of land for maximum enjoyment and utilization, and providing for efficient circulation in and about the community. Multitudes of variable factors which together influence the physical, social and economic composition of the region are considered and evaluated by the use of modern planning techniques and methods. From these studies, new concepts and methods for solving existing and anticipated planning problems are often developed. Many of these are transmitted to the legislative body for incorporation into the various effectuating ordinances. The Commission also assumes the role of administrator of such effectuating ordinances.

With the tremendous population growth experienced by the Los Angeles Metropolitan Region in recent years, and the resultant growth in building construction, comprehensive planning continues to assume an increasingly important role affecting the way of life of everyone to a greater or lesser degree...always with the objective of uplifting the physical environment for the enhancement of our way of life.

In this report, some of the accomplishments of the Commission in the past fiscal year which contributed to the achievement of the goal of a "better living" environment, are briefly summarized.

M. B.



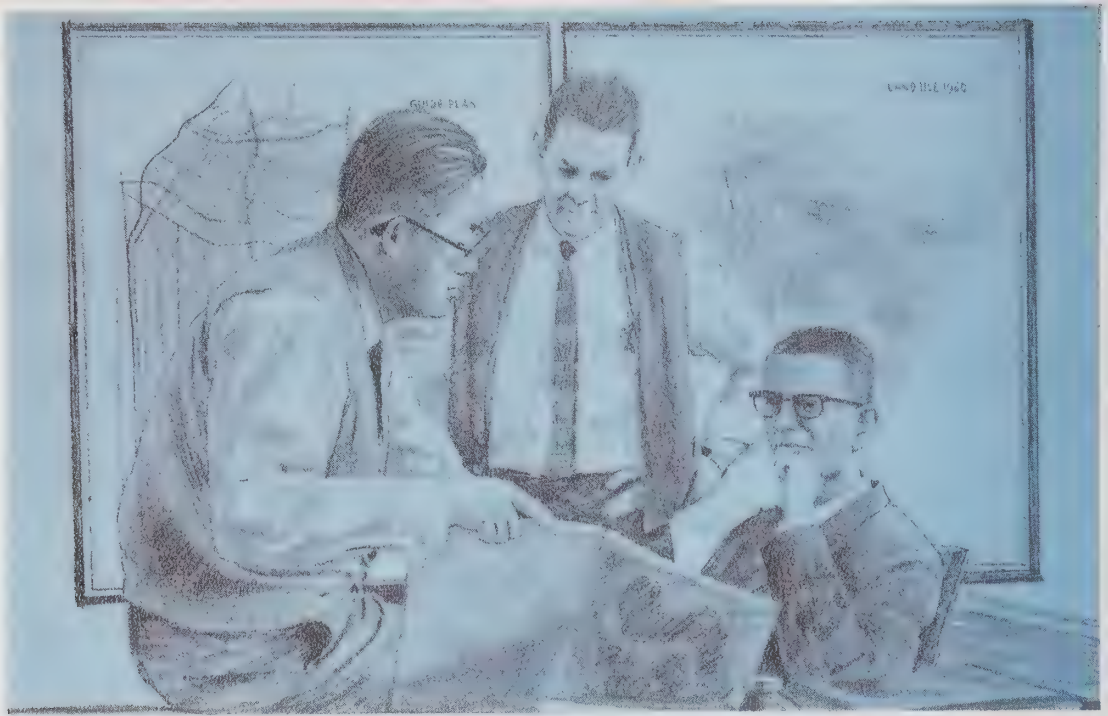
## *Study Highlights of the Year*

### Major Studies or Reports Completed:

- \* East Central Area Study - Fifth of 10 planning study areas of the County
- \* Southern California Regional Recreation Area Study - Evaluation of potential and existing sites in 10-county area
- \* Mountain View School District Study - A plan of schools
- \* City of Cudahy General Plan
- \* Malibu Precise Zoning Plan - Precise Zoning of remaining unclassified area in the Malibu
- \* Condominiums - Design and improvement standards ;

### Major Studies or Reports in Progress:

- \* Malibu Area Study - Sixth of 10 planning study areas of the County
- \* Hacienda Heights Community Study
- \* East Los Angeles Community Study
- \* Shoreline Fishing and Marine Exploration Access Study - A study of shoreline usage problems
- \* Restudy of Civic Center Master Plan
- \* Uniform Zoning Ordinance - Preliminary draft of proposal for local jurisdictions
- \* City of Lawndale General Plan
- \* Analytical Studies of the 1960 Census data
- \* New Subdivision Ordinance - Review and redrafting
- \* Santa Monica Mountains Parks Study - A proposal to amend Regional Recreation Areas Plan
- \* North County Dump Study - Proposed addition to North County General Plan
- \* La Habra Heights Community Study
- \* West Hollywood Community Study



## Regional Planning Division

This Division's prime function is the performance of "long range, comprehensive planning"...that is, the formulation and continual refinement of plans and policies that provide general direction for the future physical development and growth of the Los Angeles County Region consistent with the purpose of planning...which is the attainment of a "better living" environment.

Generally, this assignment is carried forward in two major directions: 1) formulating new, and refining existing elements of the Los Angeles County General Plan by maintaining a continuing program of studies encompassing various elements of the Plan on a county-wide or other selected geographic unit basis, seeking cooperation and coordination among other jurisdictions where they are involved; and 2) maintaining a program of studies on special planning problems as ordered by the Director of Planning.

Supplementary functions of the Division are: contract planning services for cities and other governmental units; and graphics service and consultation to the Commission staff including design, layout, illustration and reproduction of reports, brochures, ordinance regulations and special exhibits.



## *Master plan and design*

A long-term study of regional recreation areas in ten southern counties of California was brought to completion during the fiscal year with the submission of a final report to the printer for publication. The report will list pertinent information on each of the 1,500 areas surveyed, and maps showing their relative locations. Each area is also rated for its potential recreational value to the people of Southern California. The report also makes recommendations concerning areas which should receive early consideration, and as to how the assembled information might best be used.

A study of the Mountain View School District was accomplished, and resulted in the publication of a report and a plan of schools for the district. The district encompasses portions of the cities of Baldwin Park, Industry, El Monte and South El Monte, and certain adjoining unincorporated areas. Some of the other study projects undertaken during the year which were in various stages of completion at the end of the fiscal year were: a study of optimum ratios between permanently unbuilt upon land (open space) and land occupied by structures in neighborhoods, communities and regions; an interdepartmental screening of certain federal lands for possible county use followed by transmission of a list of selections to the Board of Supervisors and the Federal Bureau of Land Management; a preliminary study and report suggesting a method of school planning; a study followed by a proposal to amend that portion of the Regional Recreation Areas Plan pertaining to the Santa Monica Mountains; a supplementary study to the North County General Plan for a plan of refuse disposal sites; a study of access for shoreline fishing and marine exploration; and the continued restudy of the Los Angeles Civic Center Master Plan.

The Graphics Unit of this section provided graphic consultation and performed much of the art work for the entire Department, including production of special public exhibits and layout and production of reports. Some of the displays prepared during the year included special exhibits for the Youth Opportunities Week program, the Antelope Valley Fair, the Regional Planning Commission's 40th Anniversary Open House, and the

1962 national convention in Los Angeles of the American Institute of Planners.

### *Land use and economic studies*

The major portion of this section's effort during the fiscal year went into the completion of the East Central Area Study. A report on the study was being prepared for publication at the close of the fiscal year. The East Central Area is the fifth area to be studied of ten areas into which the County has been divided under the Commission's area planning program. The program is intended to encourage a well-balanced, orderly pattern of development throughout the County and to promote greater inter-jurisdictional cooperation in solving area-wide planning problems. The East Central Area encompasses about 100 square miles and contains about 840,000 residents in twelve incorporated cities and several large unincorporated communities. It contains the core of industrial development in Southern California, and has the most intense residential development of any of the five areas thus far studied.

As a separate project during the year, a community planning study of unincorporated East Los Angeles was initiated. Phases completed included analysis of the 1960 Census data with special emphasis given to social and economic characteristics; land use inventory and analysis; circulation studies; and analysis of public facilities requirements.

In connection with the East Los Angeles Study, a small area was selected for an electronic data processing test study. Field information has been collected, coded, and transferred to punched cards for further report runs and analysis by means of high speed data processing equipment. Information collected included assessed value, parcel area, zoning, land use, floor area, parking area and building coverage.

The section has been assigned to begin the West San Gabriel Valley Study in the ensuing fiscal year.

Continuing functions of the section are: land use and economic studies of the County as a whole; and liaison with the East Central, Southeast, Southwest, East San Gabriel Valley, and West San Gabriel Valley Areas Planning Committees.



## *Contract city planning*

The General Plan program for the City of Cudahy, begun just prior to the start of the fiscal year, was completed and the plan was adopted by the City Council in May, 1963. At the end of the year, hearings were in progress on a new zoning ordinance and map.

A planning study for the City of Lawndale was initiated in November, 1962. Like the Cudahy study, it involved a comprehensive general plan and effectuating ordinances, and was financially aided by the Federal Government's Urban Planning Assistance Program under Section 701 of the Housing Act. At the end of the fiscal year, background research studies had been completed and the preparation of a preliminary general plan had begun.

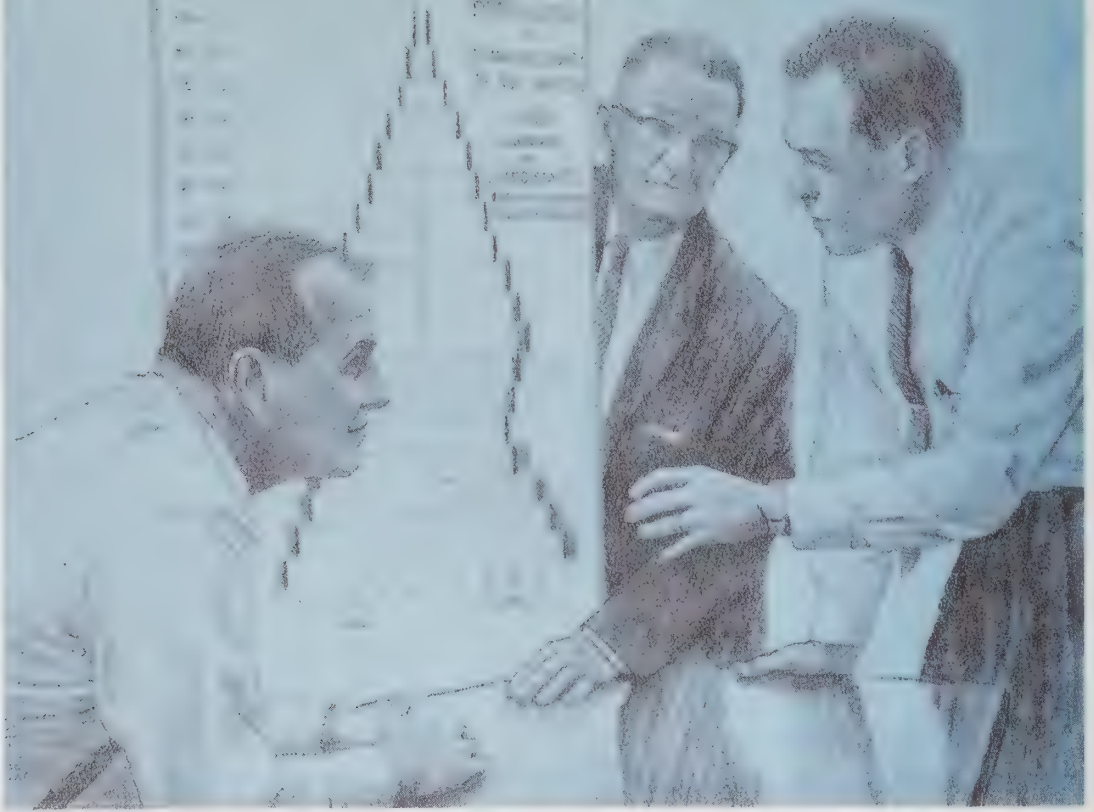
Both general plan projects involved extensive studies of land use, population and economic characteristics, circulation, public facilities, recreation, schools, and utilities needs. Research findings and plan proposals were presented and discussed at a series of meetings with the respective City Planning Commissions and citizens groups.

## *Area studies*

The major effort of the section was expended in placing all remaining unclassified lands in the Malibu Study Area under precise zoning regulations. This was accomplished on August 9, 1962, when a precise zoning plan for the coastal Malibu area was adopted by the Board of Supervisors. However, specific protests to portions of the new zoning plan were recognized and further public hearings before the Commission were ordered. These protests were grouped into 39 change of zone cases, the processing of which occupied the major portion of the section's time between September 1962 and January 1963.

Beginning in February 1963 it was possible to place greater emphasis on the preparatory work necessary for the Malibu Area Study general plan which is expected to be completed early in 1964.

Concurrent with the above, the Hacienda Heights Community Study was commenced late in 1962, as ordered by the Board of Supervisors on September 11, 1962. At the end of the fiscal year, the data gathering, mapping, and portions of the analysis phases were completed.



## County Planning Division

The function of the County Planning Division in achieving the objective of a "better living" environment is divided into three major areas. These are: 1) maintenance of the Los Angeles County Zoning Ordinance which includes initiation and preparation of proposed amendments, discussion of such proposals with civic groups, and preparation of revised editions of the Ordinance from time to time; 2) preparation of periodic reports and maintenance of current data on population and dwelling units in the County, including population projections, which data are vitally important to the planning processes of the Commission as well as to other county governmental processes; and 3) maintenance of continual surveillance on the adequacy of our existing zoning on a district scale, in order to provide communities with the protection from intrusive uses for which zoning is intended, making specific proposals for changes when necessary. Additionally, the Division is responsible for the development of a proposed uniform zoning ordinance; the preparation of maps and the provision of drafting services for divisions and sections as needed; and the maintenance of departmental zoning maps.



## *Population research*

Three activities accounted for more than three-fourths of the total time expended by the section. These were: preparation and publication of the Quarterly Population and Dwelling Units Bulletin and collateral reports; analytical studies of 1960 Census data; and special population estimates and projections for County departments.

Several changes were made in dwelling unit tallying procedures. These modifications not only improved basic comparability, but simplified the process of random retrieval of these data.

An increasing amount of time was devoted during the year to serving as the secretary for the Interdepartmental Research Committee. Formed in August 1961, the Committee is composed of representatives from nineteen County departments. Meeting bi-monthly, the Committee hears presentations dealing with research projects underway in various County departments, and outside organizations on similar subjects.

## *Uniform ordinances*

A number of studies on proposals for amendments to Ordinance 1494, the Los Angeles County Zoning Ordinance were undertaken, many of which resulted in actual amendments. These involved helistops, area and density standards, commercial lot coverage and parking, special permit findings, zoning fees, underwidth highway dedication and improvement, performance standards, yards, commercial manufacturing zones, commercial use of trailers, lot area reduced by public use, and completion of buildings under construction subsequent to ordinance amendment.

A reprinting of revised pages of the County Zoning Ordinance, effective through April 19, 1963, was completed and made available to the public.

Following completion of the first draft of the suggested Uniform Zoning Ordinance, special committees composed of staff members of participating jurisdictions were formed to review, comment, and determine grounds for acceptable uniformity. Numerous meetings were held to explain suggested provisions and to seek areas of common agreement among



participants. Suggestions were analyzed and recorded for possible inclusion in the second draft.

## *Mapping*

In this fiscal year, as in previous ones, nearly all new employees of the Department were assigned to the Mapping Section for training in mapping techniques and departmental orientation. Only seven employees in this section served for the entire fiscal year, as compared with a total of thirty-two assigned to the section at one time or another during the year. This section has an authorized strength of fourteen and one half employees.

The number of maps prepared during this period rose slightly over the previous fiscal year. Among the more difficult projects started or completed were base maps of: Hacienda Heights, the Lomita District, the City of Lawndale and West Hollywood. Zoning Ordinance maps of the Malibu, which when reduced for publication required 10 full pages of newspaper space, were also drawn during fiscal 1962-63.

## *District zoning*

A study of the proposed rezoning of a substantial portion of the Harbor Heights Zoned District was completed during the year and the applicable land use ordinance was adopted by the Board of Supervisors. A land use inventory and survey of the Hacienda Heights community was also completed.

Community studies for La Habra Heights and West Hollywood Zoned Districts were initiated. The objective of the studies is to prepare a plan which will provide a framework for arriving at desirable densities and intensities of use within the districts, based upon existing physical characteristics and the maintenance of features which have given each area its present character.

Street name changes were processed through the Street Naming Committee of Los Angeles County for recommendation to the Commission. Thirty-seven recommended changes were adopted by the Board of Supervisors.



## Subdivisions and Highways Division

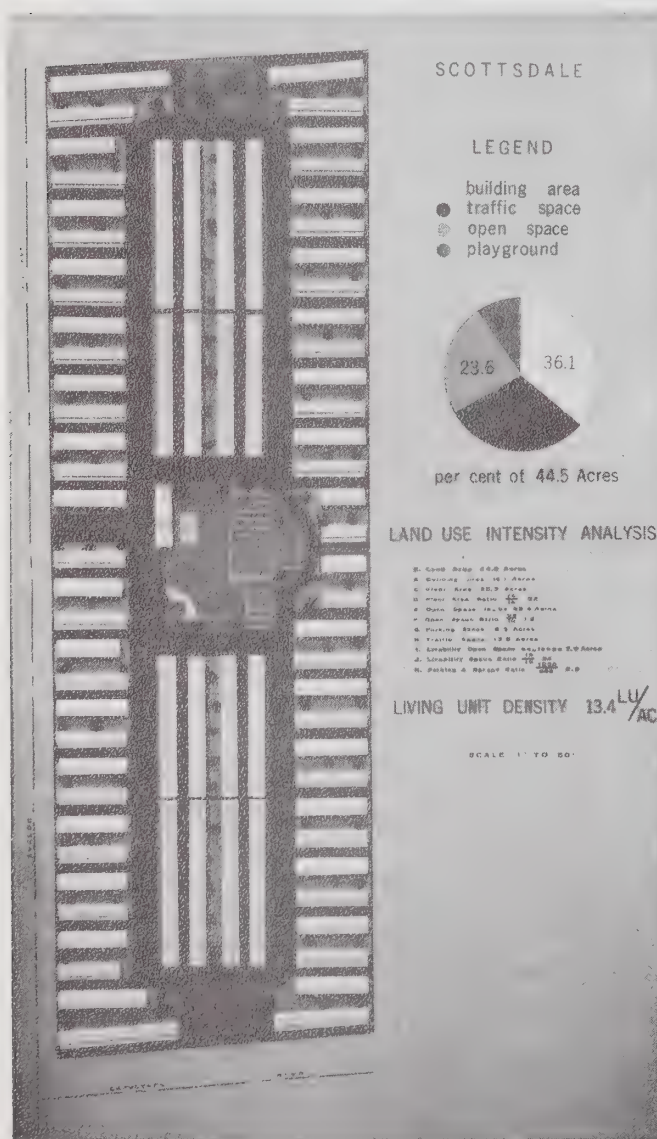
This Division's effort toward the objective of a "better living" environment consists of three major functions. These are: 1) administration of the Los Angeles County Subdivision Ordinance, which requires that certain design and improvement standards be met by prospective subdividers and developers of land; 2) maintenance of, and initiation and/or processing of proposals for amendments to the Master Plan of Highways, and the shoreline and riding and hiking trails elements of the Master Plan; and 3) reporting on proposed acquisitions of land for public uses such as schools, parks and highways. Supplementary functions include: administration of lot arrangement sections of the Los Angeles County Zoning Ordinance; reporting on proposed vacations of public rights-of-way; and keeping abreast of new trends and innovations in subdivision design and practice, making proposals for changes when necessary, in order to maintain a modern and workable set of subdivision regulations.



## Subdivision administration

Subdivision activity continued at approximately the same rate as the previous year, except toward the end of the fiscal year when a rather abrupt increase in filings was experienced. This abrupt increase accounted for an overall increase of approximately 10% over the filings of the previous year.

During the course of the year, a method of transferring ownership called "condominium" was becoming increasingly popular with the building industry. In last year's Annual Report, the first filing of a condominium in Los Angeles County was noted. Since that time, 6 condominiums have



been processed. This number of filings does not reflect the intense interest and apparent activity in condominium development evidenced by the numerous inquiries received by this office during the year. The most extensive of these projects processed thus far involved approximately 445 acres of land in the Newhall area. This project was under construction at the close of the year. Standards and policies adopted for use in the processing of "town house" projects have had to be amended from time to time due to a lack of historical background and experience. However, by the close of the year it was generally agreed that adequate controls had been evolved for the protection of the prospective purchasers. Generally, a town house is one of several connected dwelling units, and if two story, the second floor is always a part of the unit directly below.

### *Highways and public acquisitions*

An increase of approximately 145% over the previous year in the number of proposed sites for school use submitted for processing by the several elementary, high and unified school districts of the County accounted for a significant increase in work load during the past fiscal year. Included among these reports was one prepared on a proposed school site for the City of Lawndale under the general services agreement with that jurisdiction.

Efforts toward coordination of transportation planning were continued during the year by the exchange of information with the State Division of Highways, the Metropolitan Transportation Engineering Board, the Century Freeway Association, the East Central and East San Gabriel Valley Planning Committees, the several incorporated cities within the County, and similar organizations and jurisdictions.

Special studies of a varied nature which were initiated, completed or continued during the year, included: an analysis of existing railroad grade crossings at all major and secondary highways throughout Los Angeles County; a report to the Board of Supervisors regarding the desirable future development of Mulholland Highway in a manner to maintain its unusual scenic qualities; initiation of a study dealing with the delineation of rear yard setbacks for lots abutting the ocean in the Malibu area; and



initiation of an analysis of freeway interchange design patterns in order to determine the characteristics which tend to cause motorists to enter the freeway in the wrong direction.

The Regional Planning Commission recommended changes to the Master Plan of Highways involving 246.5 miles of major and secondary highways. The Commission also recommended 51.2 miles of freeways and 54.5 miles of parkways for addition, and the Board of Supervisors added 66.7 miles of freeways to the Master Plan of Freeways.

### *Subdivision research*

A review of a revised draft of the proposed new Los Angeles County Subdivision Ordinance was the most important and time consuming project of the year. The rewriting of the Ordinance was undertaken in response to a Board of Supervisors order, and is intended to be an overall modernization of the present ordinance. A refined draft was submitted to the building industry and to interested County departments for their suggestions and comments and has resulted in numerous discussions with these groups. The response to this draft has been most favorable and has included many helpful suggestions. The final draft of these proposals will be formally submitted to the Regional Planning Commission sometime in the 1963-64 fiscal year.

Considerable research was undertaken regarding legal aspects, and the establishment of design and improvement standards for condominiums. At the close of the fiscal year pertinent amendments to the Subdivision Ordinance were being prepared.

The Subdivision Research Section has submitted for the Foothill and Mountain Departmental Committee's endorsement, a policy statement to be recommended to the Regional Planning Commission for adoption that would require the planting and watering of all slopes which have been created or affected by construction in a new subdivision.

Preparation of a minor lands division or lot split ordinance for the City of La Mirada, and a review of a new subdivision ordinance for the City of Temple City were accomplished under contract with the respective cities during the fiscal year.



## Plan Administration Division

The primary function of this Division is the administration and enforcement of the Los Angeles County Zoning Ordinance. This function is essential to the "better living" environment in that it is the means by which use of land is directly regulated to avoid the occurrence of uses in a manner, or in situations which would adversely affect the quality of our environment. The Zoning Ordinance of Los Angeles County is subjected to continuous review for adequacy and revision when necessary, in order to meet the changing needs brought about by the tremendous growth of population in Los Angeles County.



## *Zone changes*

During the past year, an increase of approximately 8.7% over the previous year in new zone change case filings reflected the continuing change from agricultural to residential uses in the La Puente, Walnut Valley, Saugus-Newhall and Agoura-Calabasas areas.

Studies and findings made in the Southwest Area Report in the previous fiscal year indicated an excess of industrial zoning in portions of the area. This imbalance was reflected by the number of zoning cases filed and processed during the year which sought changes from industrial to other types of zoning.

A significant increase in the number of filings for multiple residential zoning for four-plex, cluster housing, and conventional apartment developments, many of which were proposed for condominium type ownership, was noted.

## *Exceptions and permits*

Zone exception and special permit filings increased by approximately 12.7% over the previous fiscal year. There was a significant increase in the number of requests for small institutional uses in residentially zoned areas, possibly reflecting changing concepts concerning the care of the aged, and mentally or physically handicapped persons.

The advent of the peaceful use of atomic energy and new industrial methods and techniques pertinent to space-age industry have contributed to the increased case load.

Requests for greater density in the residential zones continued at a high rate, reflecting the current trend toward multiple-unit housing.

## *Zoning enforcement*

There were no significant changes in the enforcement methods or procedures during the past year. However, the total number of completed investigations increased approximately 18.7 % in the period. This increase in the work load can be partially attributed to construction activity in the northeast part of the County and to a brisk economic upturn in the

Antelope Valley. Established patterns indicate that land use complaints increase in direct relationship to the intensity of urbanization. Another factor which accounted for the increase in work load was the initiation of a system in which the dog licensing division of the Pound Department automatically referred cases for investigation in which more than 3 dogs were licensed at one address.

The staff continued to check for compliance with stated conditions in granted zone exception and special permit cases within a short period of time after approval. Denied cases were also inspected to determine compliance where violations had existed at the time of filing.

Much time and effort has been expended to obtain adherence to plot plans that require landscaping in parking lots. Vigorous enforcement has been especially needed to get interior planting and the continued maintenance of such plants. Billboard violations also accounted for a significant portion of the work load.

### *Petitions and information*

Zone change, zone exception and special permit case filings were up by an overall average of approximately 19.2% and plot plan filings were up 15% over the previous year. Much of the increase in zone exception filings was due to amendments to the Zoning Ordinance which became effective during the year. The most significant of such amendments was one which increased off-street parking requirements for residential uses.

### *Branch offices*

#### WEST SAN GABRIEL VALLEY

The West San Gabriel Valley Branch Office, formerly called the Temple City Branch Office, provides planning and zoning administration services for the unincorporated county area of the West San Gabriel Valley and for constituent cities which contract with the County for general planning services. Presently there are three contract cities: Rosemead, Temple City and South El Monte. This office also provides some planning



services for the City of Irwindale.

Full-time personnel assignment at this office began in October, 1962. Part-time service had been rendered prior to that time. Nearly 50% of the work load was contract city work. Time spent in attendance at city night meetings is not included in this estimate. Such meetings averaged 6 per month.

#### EAST SAN GABRIEL VALLEY

The East San Gabriel Valley Branch Office, formerly called the San Dimas Branch Office, continued to maintain information service, and the time of assigned personnel was divided between the main branch and its sub-branch in the La Puente Area.

In addition to the normal services of counselling and disseminating information, effort has been made by this office toward a more effective liaison with the twelve incorporated cities in the East San Gabriel Valley through the East San Gabriel Valley Planning Committee. Present projects of the Committee are: analysis of the Los Angeles County Uniform Zoning Ordinance; formulation of a proposed uniform street-numbering system (presently there are nine separate systems) for the entire San Gabriel Valley; and consideration of a proposed Master Plan of Truck Routes through the Valley.

#### ANTELOPE VALLEY

During the fiscal year 1962-63, requests for information and assistance were greatly increased; telephone inquiries alone were up 64% over the previous 5-year average. Although the number of zoning cases filed continued at the average rate, plot plans processed doubled--mostly as a result of increased residential activity.

On August 24, 1962 the new City of Palmdale was incorporated. Planning services are provided to the city on a contract basis by the staff of the Antelope Valley office. Three zone change cases were processed for the city.

On May 27, 1963 the office was moved to new quarters in the recently completed County Engineer Building located in the Antelope Valley Civic Center.



## Administrative Services

This unit performs the general business administration functions of the Commission. These functions included control of payrolls; receipt of fees and control of expenditures; general accounting; budget preparation and control; work analysis; personnel matters; contract city work, such as billing and maintaining liaison with city officials regarding the performance of services; accounting for, reporting on, and requisitioning of funds for State and Federal Grants; and coordination and communication with various other departments and jurisdictions with regard to administrative, personnel, and accounting matters.

Other functions of this unit included the preparation of weekly news releases; maintenance of the Department library; stenographic and clerical assistance relative to Commission and Zoning Board meetings and hearings; maintenance and inventory of furniture, equipment and supplies; mimeographing and photocopying; provision of clerical assistance to other sections; and other support functions.



# Workload

## REGIONAL PLANNING COMMISSION

MEETINGS 73 PUBLIC HEARINGS 244 <sup>1</sup>AGENDA ITEMS 2,750

## REGIONAL PLANNING DISTRICT

MEETINGS 4

### ZONING PROGRESS (Statistics in square miles)

#### Precise Zoning of Unincorporated Land by Major County Areas

Areas	Completed		Under Study		Total Unincorp. Area Zoned and Unzoned
	New	Restudy	New	Restudy	
Coastal Plain	1.1	00.0	00.0	29.0	259.75
North County	00.0	00.0	00.0	00.0	2,543.27
Malibu (Santa Monica Mts.)	75.0	00.0	00.0	00.0	167.60
Channel Islands	00.0	00.0	00.0	00.0	130.00
Total	76.1	00.0	00.0	29.0	3,100.62

#### County Area Zoned (including cities)

	Incorp.	Unincorp.
July 1, 1962	975.13	2,908.09
Newly Zoned		76.10
Newly Annexed	5.42	-5.42
Newly Incorporated	2.05	-2.05
June 30, 1963	982.60	2,976.72

Total County Area Zoned . . . . 3,959.32

Total County Area . . . . . 4,083.21

### POPULATION RESEARCH

Building Applications Reviewed	No.
Unincorporated Area	27,383
Contract Cities	13,381
Los Angeles City	57,877
Torrance	2,923
Culver City	17
Huntington Park	148
Santa Monica	685
<sup>2</sup> Glendora	501
Other Cities	456
Total	103,371
Office & Telephone Inquiries	2,659

### MAPPING

Types of Work Projects Completed	No.
Zone Change	413
Zone Exception, Special Permit	941
Precise Plan Final	115
Office Record	487
Amendments Recorded	2,674
Individual Project	443
Setback	259
Total	5,332

### MASTER PLAN AND DESIGN

Projects in Process or Completed	No.
Special Studies	17
Projects	7
City Studies (contract)	4
Graphic Assignments	20
Total	48

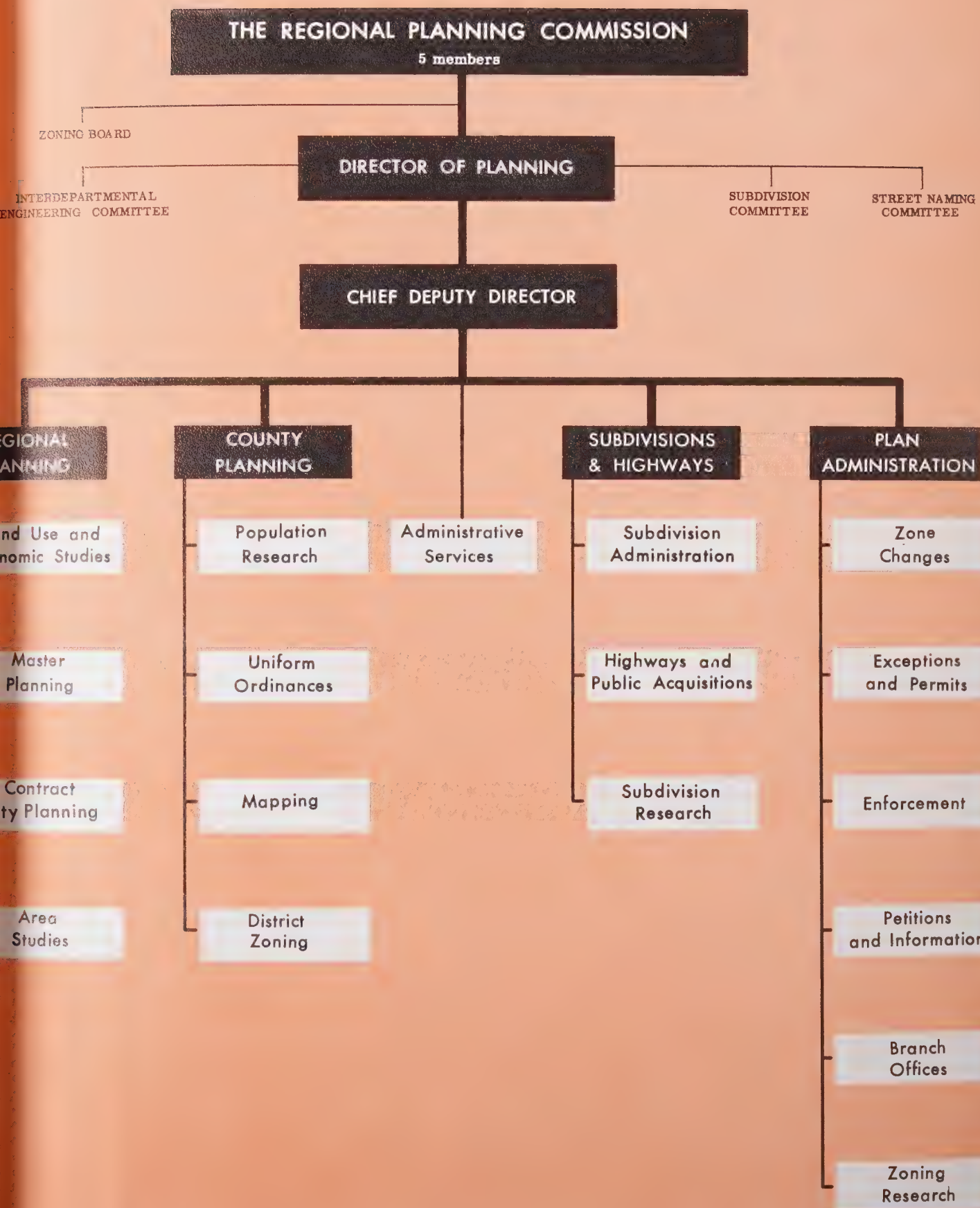
### ZONING INFORMATION AND COUNSELING

Information	No.
Counter Inquiries	23,518
Telephone Inquiries	23,103
Correspondence	289
Counseling	
Situations Discussed	1,617
Total	48,527
Miscellaneous	
Forms Issued	1,029
Cases Filed	727
<sup>3</sup> City Cases Filed	36
Special Use Business	
Licenses Reviewed	2,075

<sup>1</sup> A case may appear several times as an agenda item

<sup>2</sup> Dec. 1, 1962-June 30, 1963

<sup>3</sup> Not included in 1961-62 workload report



The following are the County and Regional Planning District  
Master Plan Elements completed to date.

#### MASTER PLAN OF LOS ANGELES COUNTY

Element	Plan	Date of Adoption by Board of Supervisors
LAND USE	Zoning Ordinance (1494) Land Use	September 12, 1927 February 27, 1940
CIRCULATION	Highways Freeways	February 27, 1940 September 16, 1947
TRANSPORTATION	Airports Heliports	January 8, 1946 April 1, 1952
RECREATION	Parks Shoreline Development Riding and Hiking Trails Regional Recreation Areas	November 23, 1948 September 4, 1945 July 26, 1956 January 20, 1959

#### AREA GENERAL PLAN STUDIES

<u>Area</u>	<u>Year Completed</u>
East San Gabriel Valley	April 1956
Southeast	June 1959
Southwest	May 1961
North Los Angeles County	May 1961
East Central	July 1963



Outdoor Advertising	
Permits Reviewed	315
Plot Plans Processed	1,155

#### EXCEPTIONS AND PERMITS

Cases	No.
Pending July 1, 1962	112
<sup>1</sup> Filed	504
Approved	308
Denied	94
Withdrawn	13
Disposed	415
Pending June 30, 1963	201
<sup>2</sup> Appealed to B/S	67
<sup>2</sup> Pages of Transcripts	1,962
<sup>2</sup> B/S action	39
Zoning Board Meetings	72

#### ZONE CHANGES

Cases	No.
Pending June 30, 1962	152
<sup>3</sup> Filed	223
Disposed	179
Ordinances adopted, B/S	100
Disapproved	56
Withdrawn or Abandoned	23
Pending June 30, 1963	196
Cases heard by RPC and B/S	321

#### BRANCH OFFICES

Antelope Valley	
Counseling and Information	No.
Office Inquiries	3,136
Telephone Inquiries	3,118
Total	6,254
Application Forms Issued	104
Plot Plans Processed	71
Field Investigations	151

<sup>5</sup> House Numbering Maps Checked for the County Engineer

Zoning	101
Setbacks	65

#### East San Gabriel Valley

Counseling and Information	No.
Office Inquiries	1,193
Telephone Inquiries	1,477
Total	2,660
Forms Issued	117
Plot Plans Processed	56

#### West San Gabriel Valley

Counseling and Information	No.
Office Inquiries	1,935
Telephone Inquiries	2,580
Total	4,515
Forms Issued	120

#### ZONING ENFORCEMENT

Inspections Completed	No.
Land Use	1,594
Advertising Signs	354
Required Parking	48
Oil Well Bonds	84
Exceptions and Permits	915
Special Investigations	154
Dump Inspections	133
Total	3,282
Court Cases	45

#### SUBDIVISIONS

Tract Maps	No.
Pending July 1, 1962	53
Received	412
Approved	350
Disapproved	1
Withdrawn	34
Disposed	385
New Tentative	182
Revised	114
Reactivated	27
Renewal	62
Pending June 30, 1963	80
Lots in Maps Received	43,021
Acreage in Maps Received	16,612
Final Maps Checked	385

Plot Plans	No.
On hand July 1, 1962	21
Received	1,504
Total for processing	1,525
Disposed of	1,525
Total Number New Building Sites Created	1,753

#### HIGHWAYS AND PUBLIC ACQUISITIONS

Public Acquisitions Processed	No.
Highways	260
Waterwork Sites	27
Flood Control Rights of Way	12
Fire Station Sites	3
Park Sites	2
Road Department Sub Yard Site	1
Sewage Pumping Station Site	1
Sewer Maintenance Yard Site	1
Probation Department Building Site	1
Riding and Hiking Trail	1
Library Site	1

Vacations	No.
Highways	78
Riding and Hiking Trails	4
Disapproved	14

School Sites Processed	No.
Filed	71
Approved	54
Disapproved	3

Tentative Tracts Reviewed for School & Highways Needs	329
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Public Acquisitions Processed	No.
Excess Properties	64
Plot Plans	6

The Board of Supervisors adopted 27 amendments involving 240 miles of highways:

Miles	Highways	Effect on Plan
142.7	Major	Added
47.9	Secondary	Added
23.7	Major	Removed
32.7	Secondary	Removed

In addition 66.7 miles of freeways were added to the plan.

Other Commission recommendations this fiscal year were:

Miles	Highways	Effect on Plan
41.8	Major	Added
73.2	Secondary	Added
75.4	Major	Removed
56.1	Secondary	Removed

In addition the Commission recommended 51.2 miles of freeways and 54.5 miles of parkways be added.

#### MISCELLANEOUS

Interdepartmental Engineering Committee	No.
Meetings	44
Items considered	290
Subdivision Committee	
Meetings	95
Tracts considered	727

Subdivision Bond Review Committee	No.
Meetings	11
Bonds Reviewed	214
Street Naming Committee	
Meetings (Los Angeles County)	4
Meetings (Antelope Valley)	0
Items Processed	66

#### WORKLOAD FOR CONTRACT CITIES

CITY	Exceptions, Special Permits	Zone Changes	Zoning Enforcements	Subdivisions	Plot Plans	Mapping	Other Items
Artesia		23	2		2		
Bellflower		47	1				
Bell Gardens	2	2	61	1	13	1	
Bradbury							
Commerce	5		25		62	1	5
Cudahy	1		18			4	
El Segundo							
Hidden Hills				3			
Irwindale	8	3	2	1		1	
Lakewood	2	2	6	2		3	
La Mirada			5	3	1		
Lawndale	6		58		10	2	1
Paramount							
Palmdale		3	4				
Rolling Hills Estates	1					5	7
Rolling Hills				2			
Rosemead	5	3	25	1	48		2
San Dimas				1			
South El Monte	1		6				
South Gate							
Temple City	15	2	26	3	215	3	5
Walnut			2	7			1
TOTALS	46	15	308	27	349	22	21

<sup>1</sup> Includes RPC Initiatives  
<sup>2</sup> Not carried in 1961-62 workload report  
<sup>3</sup> Includes 39 Malibu Area RPC Initiatives

<sup>4</sup> Includes 12 Malibu Area RPC Initiatives  
<sup>5</sup> Special procedure-Antelope Valley Office Only

## Administrative Data

### REVENUE FROM CASE FILING FEES

Type	No.	Amount
Zone Changes	184	\$ 10,895.00
Zone Exceptions	355	21,145.00
Special Permits	28	2,300.00
Land Reclamations	3	600.00
Cemetery Permits	3	750.00
<b>Total</b>	<b>673</b>	<b>\$ 35,690.00</b>

### REVENUE FROM MISCELLANEOUS FEES

#### Source

Federal Grant	\$ 88,923.58
Service Contracts with Incorporated Cities	57,044.11
Subdivision Fees	42,956.15
State Grants	26,529.08
Transcript Fees (Paid through Board of Supervisors)	2,856.02
Lot Arrangement Plot Plans	2,700.00
Zoning Ordinances	650.88
North County Atlas	312.00
Witness Fees (Paid directly to Regional Planning Commission)	48.00
Transcript Fees (Paid directly to Regional Planning Commission)	33.52
Other Fees	15.55
<b>Total</b>	<b>\$ 222,068.89</b>

<b>Total Revenue</b>	<b>\$257,758.89</b>
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### APPROPRIATIONS AND EXPENDITURES BY TYPE

Type	Appropriation	Expenditure
Salaries-Wages	\$1,063,838	\$ 983,498
Services and Supplies	77,843	61,424
Fixed Assets (Equipment)	2,250	1,606
<b>Total</b>	<b>\$1,143,931</b>	<b>\$1,046,528</b>

Revenue from Case filing fees increased \$13,680 or 62% over the previous year, due to an increase in filings and an overall increase in fees which went into effect during the latter part of the fiscal year.

Total Revenue increased by \$147,212.39 or about 133% over the previous year. Federal and State grants for planning studies accounted for the major portion of the increase.





Supervision: Joseph K. Kennedy  
Text: Richard Takase  
Design: Gene Wolfe







VF SERIES

LOS ANGELES (COUNTY)

REGIONAL PLANNING

COMM.

Report



ENVIRONMENTAL DESIGN LIBRARY





Mrs. L. S. Baca

Alson E. Abernethy

Arthur J. Baum

Owen H. Lewis

Louis Kanaster

## Board of Supervisors

Warren M. Dorn, *Chairman, Fifth District*

Frank G. Bonelli, *First District*

Kenneth Hahn, *Second District*

Ernest E. Debs, *Third District*

Burton W. Chace, *Fourth District*

Lindon S. Hollinger, *Chief Administrative Officer*

## The Regional Planning Commission



Arthur J. Baum, *Chairman*

Mrs. L. S. Baca, *Vice Chairman*

Alson E. Abernethy

Louis Kanaster

Owen H. Lewis

Irma Ruth, *Secretary to the Commission*

Milton Breivogel, *Director of Planning*

Fred M. Gebhart, *Chief Deputy Director*





January 12, 1965

Honorable Board of Supervisors  
County of Los Angeles

Gentlemen:

In compliance with Ordinance No. 4099 (N.S.) requiring reports of all departments, I am transmitting herewith the Annual Report of the Regional Planning Commission for the Los Angeles County Regional Planning District and County of Los Angeles for the fiscal year ending June 30, 1964.

The Commission's approach to meeting the problems resulting from the intense urbanization of the County has been through the development of a comprehensive regional planning program which is designed to meet both present and future physical requirements.

A copy of this report is also being filed with the State as required by Title 7, Chapter 1.5 of the Government Code.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Arthur J. Baum", is written over a horizontal line.

Arthur J. Baum, Chairman  
THE REGIONAL PLANNING COMMISSION

ANNUAL REPORT 1963/64



## PLANNING FOR PEOPLE

In fulfilling its function of promoting and encouraging increasingly better development of land for the attainment of a better physical environment for the residents of Los Angeles County, the Regional Planning Commission this past year has continued to act and recommend action on land development matters using as its guide the goals of the County Master Plan. The several elements of the Master Plan have, in turn, been under continual study and refinement in order to maintain their dynamic and comprehensive qualities. To this end, the Commission has undertaken, continued, and completed significant studies and reports which will be described in this report.

With over six and one-half million people living in this County in 1963, and the expectation of more than nine and one-half by 1980, comprehensive planning will assume progressively greater importance in influencing the activities of government for the purpose of improving our physical surroundings and thus enhancing our way of life.

M.B.



## REGIONAL PLANNING DIVISION

This Division carries out the long-range comprehensive planning program of the Commission. This involves the formulation of, and continual refinement of plans and policies which provide general direction for current and future physical development and growth of the Los Angeles County region for the purpose of attaining an increasingly better living environment for its residents.

Generally, this assignment is carried forward in two major directions: 1) formulating new and refining existing elements of the County Master Plan by maintaining a continuing program of studies encompassing various elements of the Plan on a county-wide or other selected geographic unit basis seeking cooperation and coordination among other affected jurisdictions; and 2) maintaining a program of studies on special planning problems as ordered by the Commission and Director of Planning.

Supplementary functions of the Division are: contract planning services for cities and other governmental units; and graphics service and consultation to the Commission staff including design, layout, illustration and reproduction of reports, brochures, ordinance regulations and special exhibits.

The **Area Studies Section** is the principal unit assigned the task of developing the Area Studies Program. In this Program, Los Angeles County has been divided into 10 planning study areas for the development of comprehensive guide plans with the cooperation and coordination of the municipalities within the study areas.

The major portion of the Section's effort was directed toward preparation and presentation of the Malibu General Plan which was adopted by the Commission in March, 1964. Preparation of written and graphic material for publication of the Malibu General Plan Report continued to the close of the fiscal year. The Malibu Area is the sixth area to have been studied under the Area Studies Program.

Concurrent with the Malibu study, the Section also proceeded with a general plan study of the unincorporated community of Hacienda Heights.

The **Land Use and Economic Studies Section's** primary objectives are to analyze economic factors affecting Los Angeles County by determining their relative significance to urban land development

and use within the County and to develop methods to obtain and process land use and economic data most efficiently. In addition, a large part of the Section's time this fiscal year was spent on completion of the East Central Area Study, initiation of the West San Gabriel Valley Area Study, and preparation of the East Los Angeles Community Plan. In pursuing its primary objectives, the Section prepared preliminary analyses of apartment trends throughout the County, began an analysis of county-wide industrial trends, assembled a generalized land use map for coastal Los Angeles County from recent surveys made by State agencies, and developed pilot studies and analyses on electronic data processing methods.

The Master Plan and Design Section is principally concerned with reviewing the various elements of the County Master Plan so that they will reflect current policies of the County, new technology, and changes in the physical environment. This program of studies results in reports containing proposals for amendment of existing elements or establishment of new elements of the County Master Plan.

Among the continuing and special projects in progress during the year were: a restudy and completion of a proposal to revise the Regional Recreation Areas Plan, which is a part of the recreation element of the Master Plan; studies which resulted in establishment of planning standards, policies and definitions for recreational small craft harbors, shoreline access facilities, and scenic drives; a report on a plan of schools for the East Whittier School District; a plan of schools study for the South Whittier School District; a review of tax delinquent lands for possible public uses; and review of pending subdivision maps for park needs.

The GRAPHICS UNIT of the Master Plan and Design Section produced layouts and art for four major reports and several lesser publications. In addition, it created exhibits for special public functions and produced full color maps for several of the contract cities.

The CONTRACT CITY PLANNING UNIT of the Master Plan and Design Section completed a comprehensive general plan for the City of Lawndale, which was approved by that City in December, 1963. In November, 1963, this Unit started a comprehensive general plan study of the City of Maywood. A notable facet of this study was the establishment of a card file on land use suitable for rapid machine processing for the purpose of assembling and analyzing information.

## COUNTY PLANNING DIVISION

The County Planning Division's role in the creation of a better living environment consists of effort in 4 major directions. These are: 1) maintenance of the Los Angeles County Zoning Ordinance which includes initiation and preparation of proposed amendments, discussion of such proposals with civic groups, and preparation of revised editions of the Ordinance from time to time; 2) preparation of periodic reports and maintenance of current data on population and dwelling units in the County, including population projections, which data are vitally important to the planning processes; 3) development of general plans for the existing communities in the unincorporated areas of the County; and 4) continual surveillance of the adequacy of our existing zoning on a District scale, anticipating and making specific proposals for changes as necessary. In addition, the Division is responsible for the development of a proposed uniform zoning ordinance; preparation of maps and the provision of drafting services for the Commission staff; and the maintenance of County zoning maps.

The Mapping Section produces concise and informative zoning and planning maps. Some of the projects completed this year of more than usual significance were: base, land use, and zoning maps of a 40-square mile area surrounding Marina Del Rey; a planning base map of the City of South El Monte; and a study map of future County facilities in the Central Area of Los Angeles County.

The Population Research Section performs continual research and produces and disseminates information on population and its characteristics within the County. The Section produces the quarterly "Population and Dwelling Units" Bulletin which is utilized by other County departments, state, federal, and municipal agencies, and is sent to more than 2,000 individuals, business firms, financial institutions, research groups and individuals, community and metropolitan newspapers, and other news media throughout the State and Nation. The May, 1964 issue of the Bulletin marked its twenty-second year of publication. In the compilation of the data presented in the Bulletins this year, 108,607 items contained in the official construction activity reports of the 76 building permit-issuing jurisdictions in the County were reviewed.



The **District Zoning Section** conducts planning and zoning studies of the existing communities in the unincorporated areas of the County, and initiates zone change proposals on a district or community-wide basis as necessary to implement the recommendations of such studies.

The Section continued work through the year on general plan studies of the 6-square mile La Habra Heights Community and the 2-square mile West Hollywood Community. In the West Hollywood study, the high traffic generation potential of high-rise developments and the limited capacities of existing roadways were among the major factors being considered.

The Street Naming Committee, which consists of members representing the U. S. Post Office, Los Angeles City Bureau of Engineering, County Engineer, County Road Department and the Regional Planning Commission, considered 65 proposals for change of street names. Fourteen street name changes, recommended by the Commission, were adopted by the Board of Supervisors during the year.

The **Uniform Zoning Ordinance Section** performs a continuing review and study of the provisions of the Los Angeles County Zoning Ordinance for adequacy in new situations, or for elimination of obsolete or unworkable features, and prepares amendment proposals when necessary. It further is responsible for preparation of a model uniform zoning ordinance.

Among the Section's accomplishments this year were: initiation of a revision of the first preliminary draft of the proposed Uniform Zoning Ordinance, incorporating comments and suggestions from special committees consisting of numerous city planning officials, and industrial and professional individuals and groups; completion under contract on behalf of the City of Lawndale of a second draft of a proposed City Zoning Ordinance; performance of studies on procedures to process plans for planned unit developments, and modification of dedication and improvement requirements for under-width highways and parkways which resulted in amendments to the Zoning Ordinance; revision and reprinting of the informative primer booklet, "Zoning and You"; and performance of studies for possible ordinance amendments on greater restrictions on residential uses in commercial zones, uses permitted in Zone A-1 (Light Agriculture), existing rear and side yard setback requirements, and removal of unused oil derricks.

## SUBDIVISIONS and HIGHWAYS DIVISION

This Division contributes to better living through performance of several vital functions. These are: 1) administration of the Los Angeles County Subdivision Ordinance, which requires that certain design and improvement standards be met by prospective subdividers and developers of land; 2) initiation and/or processing of proposals for amendment of the highway, shoreline and riding and hiking trails elements of the County Master Plan; 3) keeping abreast of new trends and innovations in subdivision design and practice, making proposals for changes in County regulatory ordinances and procedures when necessary, in order to maintain a modern and workable set of subdivision regulations; and 4) reporting on proposed acquisitions of land for public uses such as schools, parks and highways. Supplementary functions include administration of lot arrangement sections of the Los Angeles County Zoning Ordinance and reporting on proposed vacations of public rights-of-way.

The **Highways and Public Acquisitions Section** initiates and/or processes proposals to amend the Master Plan of Highways, and reports on the need for and possible effects of proposed acquisition and use of land for public purposes.

A significant accomplishment this year, was coordination and cooperation with the Metropolitan Transportation Engineering Board in the development of revisions to the Master Plan of Freeways and Expressways for presentation to the State Highway Commission. This Plan encompasses a 6-county area and serves as an advisory document embodying the concensus of engineering and planning thought from the counties and cities involved.

Through the Section's informal chairmanship of the Interdepartmental Engineering Committee, the Director maintains coordination between street and highway building activities of all public road building agencies in Los Angeles County. A 27% gain in the number of items considered by the Committee was experienced this year over last.

The **Subdivision Administration Section** processes proposals for subdivision of land including condominiums, as prescribed by the County Subdivision Ordinance, and administers the lot arrangement provisions of the County Zoning Ordinance.

Subdivision activity was greater this year than in any year since fiscal 1956-57, as reflected by a significant increase in the Section's workload. Compared with the previous fiscal year, map filings were up 22%, approvals were up 30%, total maps disposed of were up 26%, items considered by the Subdivision Committee were up 22%, final maps checked were up 63%, and final maps approved for recordation were up 48%. A significant accomplishment was the establishment of minimum acceptable design and improvement standards for planned development projects.

The **Subdivision Research Section** functions to keep the Commission's subdivision regulations and policies abreast of change through continual research and contact with various governmental regulatory agencies, the building industry, and civic groups. Of particular concern this year was the need for refinement of standards, techniques and policies for the regulation of condominiums and planned development projects. Ordinance change proposals were worked out with representatives of the building industry, title insurers, the Federal Housing Administration, the County Engineer, Road Department, other County departments, other public agencies, municipalities, and civic groups and individuals.





## PLAN ADMINISTRATION DIVISION

The primary function of this Division is the administration and enforcement of the Los Angeles County Zoning Ordinance. This function is essential to the purpose of attaining an increasingly better living environment in that it is the means by which development and use of land is directly regulated to effect an optimum relationship between the basic types of land use and thereby implement the objectives of the County Master Plan. In order to meet the needs brought about by growth and change, the Zoning Ordinance is subjected to continuous review for adequacy and revision when necessary.

The **Exceptions and Permits Section** processes petitions for zone exceptions and special use permits. This fiscal year it was noted that requests for mobilehome parks, multiple unit residential developments, and modification of industrial developmental requirements due to significant technological changes, accounted for the bulk of the case load. Perhaps the most significant case this year was a zone exception request for a nuclear reactor plant in the Malibu area.

A 109% increase was experienced in the number of zone exception and special use permit cases processed for cities on a contractual basis this year over the last.

The **Petitions and Information Section** disseminates zoning information, assists the public in interpretation of the Zoning Ordinance, receives petitions for zone changes, zone exceptions and special use permits, and investigates requests for minor modification of setback requirements under the provisions of the Zoning Ordinance.

Demand for written responses to zoning questions increased by 44% over the previous year, but no other notable change in the level of activity was experienced by the Section.

The **Antelope Valley Branch Office** serves the Antelope Valley, the Santa Clara River Valley area, and on a contractual basis, provides planning and zoning services to the City of Palmdale. Overall demand for the services of this office increased significantly over the previous year.

The **East San Gabriel Valley Branch Office** serves the easterly extremity of the County south of the San Gabriel Mountains, which is one of the most rapidly developing areas of the County. Requests for minor rear-yard setback modifications to accommodate

covered patios comprised about 90% of all plot plans processed by this office, which nearly doubled the previous year's total.

The **West San Gabriel Valley Branch Office** provides service to the unincorporated areas in that sector of the County, and on a contractual basis, planning and zoning services to four cities in the area. Contract work performed by this office became brisk following adoption of new zoning ordinances by the cities of Rosemead and Temple City during the year.

The **Zone Changes Section** processes requests for change of zone as prescribed in the Zoning Ordinance. It was noted that large numbers of requests for change to lower area requirements in the outer fringes of urban areas were received during the year. It was also noted that requests for the new "residential planned development" zone generally balanced off a decline in requests for conventional multiple-residential zoning. An 87% increase was experienced this year over last, in the number of zone change cases processed for cities on a contractual basis.

The **Zoning Enforcement Section** investigates complaints of zoning violations and initiates enforcement procedures where necessary as prescribed by the Zoning Ordinance.

The overall workload of the Section this year did not vary significantly from the previous year. However, there was a 20% increase in the number of cases enforced through court action, over the previous year.

This section performs the general business administration of the Commission. These functions include: control of payrolls; receipt of fees and control of expenditures; general accounting; budget preparation and control; work analysis; personnel matters; contract city work, such as billing and maintaining liaison with city officials regarding the performance of services; accounting for, reporting on, and requisitioning of funds for State and Federal Grants; and coordination and communication with various other departments and jurisdictions with regard to administrative, personnel, and accounting matters.

## **Administrative Services Section**

## WORKLOAD

### REGIONAL PLANNING

#### COMMISSION

meetings 70

public hearings 279

agenda items<sup>①</sup> 4,355

### REGIONAL PLANNING

#### DISTRICT

meetings 4

## REGIONAL AND COMMUNITY PLANNING

Studies in Progress or Completed	No.
Area Studies	4
General Studies	13
Community Studies	8
School Studies	2
Contract Studies	5
Miscellaneous Recurring Studies	12
Graphics Assignments	11

### UNINCORPORATED COMMUNITY STUDIES

#### In Progress

Hacienda Heights  
East Los Angeles  
West Hollywood  
Rowland Heights  
Avocado Heights  
La Habra Heights  
Universal City  
Marina Del Rey-Venice

### UNINCORPORATED COMMUNITY STUDIES

#### Requested

Acton  
Newhall-Saugus  
Altadena  
La Canada-Flintridge

### UNINCORPORATED COMMUNITY STUDIES

#### Imminent

Castaic Reservoir  
Catalina Island  
Willowbrook-West Compton  
Dominguez  
Carson  
Florence-Firestone  
Coastal Malibu  
Palos Verdes Hills  
Santa Clara River Valley

45 other communities

## POPULATION RESEARCH

Building Applications Reviewed	No.
Unincorporated Area	27,444
Contract Cities	13,737
Los Angeles City	62,018
Culver City	50
Torrance	3,179
Huntington Park	256
Santa Monica	483
Glendora	894
Cudahy <sup>②</sup>	78
Other Cities	468
Total	108,607
Office & Telephone Inquiries	3,366

### DISTRICT ZONING

Community Studies 3

### MAPPING

Types of Work Projects Completed	No.
Zone Change	484
Exceptions & Permits	988
Precise Plan-Final	122
Office Record	458
Amendments Recorded	2,325
Individual Projects	163
Building Setback Maps	225
Total	4,765

### ZONING INFORMATION AND COUNSELING

Item	No.
Counter Inquiries	25,891
Telephone Inquiries	25,614
Correspondence	418
Counseling	
Interviews Held	1,540
Miscellaneous	
Forms Issued	1,005
Cases Filed	740

① A case may appear several times as an agenda item  
② Dec. 1, 1963-June 30, 1964



City Cases Filed	34	Cases	No.	Public Acquisitions Processed	No.
Special Use Business		Pending July 1, 1963	201	Highways	331
Licenses Reviewed	1,930	Filed	505	Waterworks Sites	12
Outdoor Advertising		Approved	260	Flood Control Rights-of-way	11
Permits Reviewed	102	Denied	88	Fire Station Sites	4
Plot Plans Processed-County	1,528	Withdrawn or Abandoned	24	Park Sites or additions	3
Plot Plans Processed-City	150	Disposed	372	Off-street Parking Sites	2
		Pending June 30, 1964	334	East Los Angeles Administrative Center	1
		Appealed to Board of Supervisors	27		
BRANCH OFFICES		Pages of Transcripts	1,197	Vacations	
		Zoning Board Meetings	61	Highways Approved	53
				Highways Disapproved	12
Antelope Valley	No.	ZONING ENFORCEMENT		School Sites Processed	
Office Inquiries	4,615	Inspections Completed	No.	Filed	57
Telephone Inquiries	4,856	Land Use	1,419	Approved	57
Application Forms Issued	142	Advertising Signs	407	Disapproved	0
Cases Filed at this Office	54	Oil Well Bonds	105		
Plot Plans Processed	80	Exceptions & Permits	1,068	Other Items	
Field Investigations	270	Special Investigations	115	Tentative Tracts Reviewed for	
Zoning Maps-posting & checking	472	Dump Inspections	146	School & Highway Needs	484
		Total	3,260	Excess Properties processed	46
East San Gabriel Valley		Court Cases	54	Plot Plans Processed	21
Office Inquiries	1,640				
Telephone Inquiries	2,038	SUBDIVISION ADMINISTRATION			
Plot Plans Processed	102	Tract Maps	No.	The Board of Supervisors adopted 18	
Field Investigations	53	Pending July 1, 1963	80	amendments involving 180.3 miles	
		Received	503	of highways:	
West San Gabriel Valley		Approved	457		
Office Inquiries	2,174	Disapproved	6	Miles	Highways
Telephone Inquiries	2,869	Withdrawn	21	35.9	Major
Forms Issued	177	Disposed-total	484	53.2	Secondary
		New tentative	236	45.2	Major and
		Revised	144		Secondary
		Reactivated	23		Removed
ZONE CHANGES		Renewal	81		
Cases	No.	Pending June 30, 1964	102	In addition, the Commission made	
Pending July 1, 1963	196	Lots in maps received	68,124	recommendations involving 99.2	
New Cases①	264	Final maps checked	651	miles of freeways.	
Ordinances Adopted	117			Other Commission recommendations this	
Granted or Completed	21	Plot Plans		fiscal year were:	
Disapproved	56	Pending July 1, 1963	0		
Withdrawn or Abandoned	21	Received-new	681	Miles	Highways
Disposed - Total	215	Received-revisions	291	74.2	Major
Pending June 30, 1964	245	Total for processing	972	104.6	Secondary
Cases Heard by RPC and B/S	363	Disposed of	972	127.7	Major and
		Total No. Building Sites Created	1,778		Secondary
					Remove

Interdepartmental Engineering Committee	No.
Meetings	58
Items considered	368
Subdivision Committee	
Meetings	73
Tracts considered	890

Subdivision Bond Review Committee	
Meetings	9
Cases Considered	214
Street Naming Committee	
Meetings	6
Items processed	56

# WORKLOAD FOR CONTRACT CITIES

CITY	Exceptions & Special Permits	Zone Changes	Zoning Enforcements	Subdivisions	Plot Plans	Mapping	Other Items
Artesia		11	3			1	
Bellflower		5	3				
Bell Gardens	4	27			36	6	
Bradbury			1				
Commerce	6	1	21	1	65	9	1
Cudahy	6	1	17			11	
Dairy Valley						1	
Hidden Hills			3			3	
Irwindale	3	2	1	3	7		
Lakewood	4	8	5			17	
La Mirada	3		9			3	
Lawndale	4	64		26	5		
Maywood						1	
Palmdale	3	9	10	1		13	
Rolling Hills Estates			4			6	
Rolling Hills						1	
Rosemead	3	6	25	3	68	13	3
San Dimas		15					
South El Monte	2	1	18			6	3
Temple City	56	5	31	4	68	2	4
Walnut		8	8				
TOTALS	94	33	266	32	266	105	11

# ADMINISTRATIVE DATA FOR FISCAL YEAR 1963/64

## REVENUE FROM CASE FILING FEES

Type	No.	Amount
Zone Exceptions	481	\$ 60,462.00
Zone Changes	225	45,000.00
Special Permits	31	3,997.00
Land Reclamations	3	600.00
Total		110,059.00

## REVENUE FROM MISCELLANEOUS FEES

Service Contracts With Incorporated Cities	58,810.03
Subdivision Fees	56,048.31
Federal Grant	34,762.82
State Grants	26,943.78
Lot Arrangement Plot Plans	13,453.00
Inter-County Recreation Reports - Reimbursement	3,843.00
Transcript Fees (Paid through Board of Supervisors)	3,438.48
School District (East Whittier)	1,900.00
Zoning Ordinances	551.52
Transcript Fees (Paid Directly to Regional Planning Commission)	196.19
North County Atlas	129.60
Inter-County Recreation Report	63.60
Witness Fees	36.00
Other	24.28
Total	200,200.61
Total Revenue	310,259.61

## APPROPRIATION AND EXPENDITURE BY TYPE

Type	Appropriation	Expenditure
Salaries-Wages	\$ 1,063,556.00	\$ 1,055,944.57
Services and Supplies	95,730.00	76,522.57
Fixed Assets (Equipment)	3,285.00	1,982.87
	\$ 1,162,571.00	\$ 1,134,450.01

This year it was noted that total revenue increased by about 20% over the previous fiscal year. An increase in case filing fees that went into effect during the year largely accounted for this increase.



Supervision: Joseph K. Kennedy

Text: Richard Takase

Graphics: Gene Wolfe



320 West Temple Street, Los Angeles, California 90012



**SERIES**

The Regional Planning Commission • County of Los Angeles

# Annual Report 1964-1965





 The Regional Planning Commission

September 13, 1965

Honorable Board of Supervisors  
County of Los Angeles

Gentlemen:

In compliance with Ordinance No. 4099 (N.S.) requiring reports of all departments, I am transmitting herewith the Annual Report of the Regional Planning Commission for the Los Angeles County Regional Planning District and County of Los Angeles for the fiscal year ending June 30, 1965.

The Commission's approach to meeting the problems resulting from the intense urbanization of the County has been through the development of a comprehensive regional planning program which is designed to meet both present and future physical requirements.

A copy of this report is being filed with the State as required by Title 7, Chapter 1.5 of the Government Code.

Respectfully submitted,



Arthur J. Baum, Chairman  
THE REGIONAL PLANNING COMMISSION



*The Board of Supervisors  
of the County of Los Angeles*

Burton W. Chace, *Chairman, Fourth District*

Frank G. Bonelli, *First District*  
Kenneth Hahn, *Second District*

Ernest E. Debs, *Third District*  
Warren M. Dorn, *Fifth District*

Lindon S. Hollinger, *Chief Administrative Officer*

*The Regional Planning Commission*

Arthur J. Baum, *Chairman*

Mrs. L. S. Baca, *Vice Chairman*  
Alson E. Abernethy

Louis Kanaster  
Owen H. Lewis

Milton Breivogel, *Director of Planning*  
Irma Ruther, *Secretary to the Commission*

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## *In Memoriam*

With the sudden death of Fred Gebhart early in July 1965, the Commission and the cause of planning lost one of their most staunch spokesmen.

His thirty-seven year tenure with Los Angeles County included employment with the County Engineer and the Forester & Fire Warden before coming to the Regional Planning Commission in 1937. During his service with the Commission he headed sections in each of the major divisions of the office before becoming Chief Deputy Director in 1958. Following military duty in World War II in the Pacific theater he returned to the staff to head the Subdivisions Section and later the Zone Exceptions Section. During this time he established many of the administrative procedures to meet the challenges of the postwar building boom. Mr. Gebhart was recalled to serve in the Korean War and after this conflict became a Lieutenant Colonel in the Army Reserve. Following the war he resumed his planning career and became involved as a member and leader in employee group affairs and in the American Institute of Planners of southern California. It is with great regret and affection that we dedicate this annual report to the memory of a departed friend,

*—Fred M. Gebhart—*

## Planning Achievements

The Regional Planning Commission's most significant achievements of the past year included the preparation of plans, the development of new standards and methods of using information and the increased coordination of planning programs.

Publication of the Malibu area general plan report marked an important step toward completion of a comprehensive general plan for Los Angeles County. The plan provides a guide for future development of a large portion of the County which, though relatively undeveloped today, has the potential for immediate and rapid urbanization.

Adoption of amendments to the Regional Recreation Areas Plan brought a major part of the recreation element of the County master plan up-to-date.

Initiation of three new community studies, in addition to four others in progress, reflected an increasing emphasis on the program of preparing general plans for unincorporated communities.

Progress toward establishment of uniform planning and zoning standards was made with the completion of the second draft of the suggested Uniform Zoning Ordinance. Subdivision development standards were upgraded by the adoption by the Commission of a slope planting policy for new tracts.

The increased application of data processing methods to planning operations gave an indication of the possibilities for utilizing new sources of information. During the fiscal year data processing methods were used in the preparation of area studies, school district studies and city plans.

Coordination of planning programs in Los Angeles County and southern California was increased through the formation of two new organizations--the Los Angeles County Association of Planning Officials and the Five-County Regional Park Planning Council. Several studies undertaken during the year (Verdugo Hills scenic highway study, San Fernando Valley area study and Marina del Rey community study) involved, and emphasized the need for, coordination of the planning efforts of the County and various cities.

A major planning project scheduled to begin during the coming year will be a County-wide economic base study. A new section will be created to undertake this study. This project, along with the current San Fernando Valley and West San Gabriel Valley area studies, represents a significant step toward the accomplishment of a new comprehensive General Plan for Los Angeles County.

Milton Breivogel



# Planning Progress 1964-1965

*The primary goals of the Regional Planning Commission are the formulation and implementation of physical plans for the County of Los Angeles including, as the most comprehensive and long-range of these, a County-wide general plan, and the encouragement of intergovernmental cooperation in planning matters among all jurisdictions within the County. The planning program of the Commission, designed to accomplish these goals, may be conceived in relationship to three areas of functional emphasis as follows:*

- **Unincorporated Areas** planning at the community level.
- **County-wide** planning at the regional level.
- **Incorporated Cities** providing administrative and comprehensive planning staff services to cities on request by contract.

## Unincorporated Areas

### GENERAL PLANS

Four community studies, to formulate general plans for unincorporated communities within the County, were continued from the previous year and three new studies were initiated. These are described briefly below.

The Hacienda Heights community plan, prepared by the Area Studies Section, was adopted by the Commission early in the fiscal year. The plan was then turned over to the Graphics Unit for preparation for publication.

The East Los Angeles community study was being presented for public review prior to formal public hearings to be held in the coming year. The findings, concerning the existing development of the community and factors affecting development and projected future needs, were prepared by the Land Use and Economic Studies Section for discussion at a series of meetings with civic groups and residents of the community.

The Community Studies Section continued planning studies on the La Habra Heights and West Hollywood communities. Public meetings and hearings on the La Habra Heights community plan are tentatively scheduled to be held during the next year. The study of West Hollywood analyzed the planning problems of this densely populated community such as narrow streets, lack of off-street parking, traffic congestion, mixture of residential densities, lack of recreation areas, and sight obstruction caused by high-rise buildings and sought planning and legislative measures for solving these problems.

The three new community studies initiated during the year were Marina del Rey, Rowland Heights and Avocado Heights. All were assigned to the Community Studies Section.

The Marina del Rey study is a joint effort in which the Commission is participating with the cities of Los Angeles, Culver City and Santa Monica and the Department of Small Craft Harbors to develop a general plan for this complex area. Among the major factors being considered are potential multiple residential development, road systems, the Venice canals,

### Community and Neighborhood Plans



industrial requirements and shoreline problems. The Marina del Rey general plan will be presented at public hearings before the participating planning commissions in the coming year.

In the Rowland Heights community study a general plan is being developed and special consideration is being given to projections of future school needs and problems of hillside development.

A major concern which is receiving emphasis in the Avocado Heights community planning study is the expressed desire of many residents to retain a rural atmosphere in a rapidly urbanizing area.

The community studies in progress will be carried over and completed in the next fiscal year. In addition, a study of the Universal City community will be conducted by the Area Studies Section in conjunction with the San Fernando Valley area study.

There are fifty-six other unincorporated communities in Los Angeles County for which general plans are desired. It is estimated that it will take a total of eighty-nine man-years to complete community studies for all of these areas.

#### SCHOOL PLANS

Other studies at the community level involved school site plans prepared for the South Whittier and Bloomfield school districts by the Master Plan and Design Section. Published reports on both studies contained projections of dwelling units and pupils and plans showing general locations of the future school sites needed. The South Whittier study also included a survey of population and housing characteristics in the district, the results of which were tabulated by electronic data processing.

#### SPECIAL STUDIES

Special community studies included the preparation of general plans for the Phillips Ranch and the properties of the Newhall Land and Farming Company by the Zone Changes Section.

The Area Studies Section conducted a study of the Santa Clara River Valley in cooperation with the County Engineer. This involved recordation of existing and projection of future urban development as a first step toward the design of a flood control plan for the upper Santa Clara River and its tributaries. This study was based upon the North County General Plan adopted by the Commission in 1961.

Preliminary work toward the review and future adoption of the Santa Catalina Island Plan, prepared by William L. Pereira and Associates, was performed by the Regional Planning Division.

## Plan Administration

The largest segment of the function of planning for unincorporated areas is the administration of the Los Angeles County Zoning Ordinance and Subdivision Ordinance. Four sections and three branch offices of the Commission are devoted to administering and dispensing information on these ordinances.

#### ZONING ADMINISTRATION

One of the most significant factors noted in zoning administration during the fiscal year was the substantial number of requests for changes from industrial to single family residential zoning processed by the Zone Changes

Section. This is one indication of the strong competition for land within the County. As the limited amount of remaining land designated and available for residential development on the coastal plain and in the County's mountain valleys is absorbed, there is an increasing demand to use vacant industrially-zoned land for residential development. This demand was also reflected in the first amendment to the Malibu Area general plan which shifted a large portion of planned industrial reserve acreage to alternate land to the west and identified the original industrial reserve for residential development.

The Board of Supervisors, recognizing that conversion of industrially-zoned land to other uses may create a shortage of industrial land in the future, authorized the Commission to prepare an economic study commencing in 1965-66 in order to determine industrial land requirements in the County.

Significantly, most of the zone change and zone exception cases involved properties which were concentrated in several outlying portions of the County. The majority of the zone change requests concerned properties in the Puente Valley, Malibu and Newhall-Saugus areas. The Exceptions and Permits Section noted that the majority of the zone exception cases processed were for the Newhall, Del Amo and Malibu areas. There was an increase in exception cases filed for trailer parks, convalescent hospitals, homes for the aged and multiple residential developments.

The Zoning Enforcement Section noted a marked increase in the number of cases for investigation concerning dogs. Since the Pound Department was requested to refer to this section cases in which more than three dogs were licensed at one address, these investigations have increased from about twenty-five per year to forty to fifty per week.

The effectuation of an amendment to the zoning ordinance was responsible for a significant rise in the number of plot plans filed for setback modifications in the Petitions and Information Section. The amendment requires the dedication and improvement of major and secondary highways and parkways when a multiple residential, commercial or industrial structure is built on an abutting lot. It also imposes setbacks on all local streets to insure adequate roadway widths. One effect of the amendment was a twenty to thirty percent rise in plot plans filed for setback modifications. Implementation of the ordinance also involved changing the setback lines on almost all setback maps in local Building and Safety offices throughout the County. This work was performed by the Mapping Section.

#### SUBDIVISION ADMINISTRATION

The Subdivision Ordinance is administered by the Subdivision Administration Section. Two changes in the ordinance adopted this fiscal year affected the processing of tracts. One of these was the addition of street lighting requirements. The other was an amendment eliminating the one year clause from the subdivision definition. The division of a parcel of land into five or more lots, regardless of time, is now subject to subdivision ordinance requirements. Previously four lots could be created each year without recording a subdivision map. This is bringing a shift in small developments from plot plan approval under the zoning ordinance to subdivision approval under the subdivision ordinance.

#### DECENTRALIZED PLAN ADMINISTRATION

The three branch offices maintained by the Commission to answer inquiries on planning and zoning matters also process plot plans in their respective areas. Most of the inquiries answered by the Antelope Valley Branch Office

concerned lot divisions for the purpose of constructing additional residences and parking lot plans. This office also noted that while building activity decreased slightly in the Antelope Valley, it increased substantially in the Newhall area, including the surrounding canyons. This increase was also reflected in the relatively large number of subdivisions, processed by the Subdivision Administration Section, of land in Newhall and Soledad, Bouquet and Sand Canyons.

The East San Gabriel Valley Branch Office found the rate of building slowing down in that area, as it is in some other areas of the County. Another trend noticed was that homeowners in increasing numbers are adding to their houses and, consequently, problems involving rear yard requirements are increasing.

The West San Gabriel Valley Branch Office changed from providing full time planning services to part time when the cities of Rosemead and Temple City contracted for full time services of a Regional Planner. Since this is a relatively mature area, most of the questions asked at this office concerned either an addition to an existing house or the arrangement of a second house on a lot.

## Research in Unincorporated Areas

An important function of planning for unincorporated areas is the program of research to develop new standards and to coordinate county ordinances with State law. This program includes the development of amendments to the County Zoning Ordinance.

### HILLSIDE STUDIES

The slope planting policy, adopted by the Commission during the year, was developed as one activity of the Subdivision Research Section. This policy, requiring planting and irrigating of slopes in new subdivisions, is now enforced by inclusion of appropriate conditions in approvals of subdivisions.

### SUBDIVISION ORDINANCE AMENDMENTS

A study continued from the previous year, by the Subdivision Research Section, has as its objective the preparation of a minor land division ordinance. The practice of minor land division has become a problem, particularly in the Antelope Valley, as it is possible to divide a lot into four parcels without Commission review of lot arrangement or consideration being given to the need for dedications for public use. The study involved a survey of cities in Los Angeles County with minor land division control and also meetings with private interest groups during the continuing process of drafting a feasible ordinance which will improve the quality of small developments. Other work concerning subdivision standards included the preparation of a preliminary draft of an underground utility ordinance and a study of proposed revisions of the street cross section portion of the subdivision ordinance.

Amendments to the Map Act, brought before the State Assembly Interim Committee, were reviewed by the Subdivisions and Highways Division. The provisions in several bills affecting subdivision controls which were passed by the Legislature will have to be incorporated into the subdivision ordinance during the next year.

### ZONING ORDINANCE AMENDMENTS

Research into zoning standards and requirements was also conducted and several studies were undertaken by the Uniform Zoning Ordinance Section.



One study resulted in a report concerning the need for increased parking in conjunction with residential uses. Another dealt with the matter of variable densities in multiple residential zones.

Seven amendments to the County Zoning Ordinance were drafted and approved by the Commission. The principal purposes of these revisions in the ordinance were to:

Revise off-street parking requirements for rest homes and to define them more precisely

Permit certain auto repair activities in C-1 zones in conjunction with gasoline service stations and new car agencies

Restrict establishment of residential-type uses in commercial zones

Treat the limitation of residential uses in industrial zones more consistently by prohibiting motels

Coordination at the community level is an important part of planning for unincorporated areas. As general plans are formulated for communities there are many meetings between the planning staff and interested groups. During the year the sections preparing community general plans met with various public agencies, such as school districts, and with many private groups.

*Coordination at the  
Community Level*

# County-wide

## Research and Information

### POPULATION

A continuous program of estimating the population of the entire County is carried on by the Population Research Section. A Population and Dwelling Units bulletin, containing estimates of the dwelling units and population for each of thirty-five statistical areas of the County, is published quarterly and over 2,500 copies of each issue were mailed out during the year.

Census tract reports, published semiannually, contain estimates of population and dwelling units for census tracts in unincorporated areas of the County and forty of forty-one cities for which the information is maintained by census tract. The "Population and Cities" brochure, containing United States Census figures for all cities within the County for every decade since 1850, was updated as of April 1, 1965 for reprinting. In addition, estimates of population in special areas were made for various county departments and school districts.

The project of compiling a census tract street index was completed during the year by the Department of Mental Health in cooperation with the Population Research Section. This index will provide an efficient and effective method of maintaining a vital information link between the Federal Census system and the systems maintained by local agencies and departments who keep statistical data on a geographic basis.

### UNIFORM ORDINANCES

Progress toward development of uniform County-wide zoning standards was made with the completion of the second draft of a suggested Uniform Zoning Ordinance. The Uniform Zoning Ordinance Section evaluated comments on the first draft from special committees (League of California Cities, Los Angeles Chamber of Commerce, American Institute of Architects, Realty Board, Area Planning Committees) and incorporated many valuable suggestions into this second draft.

### DATA PROCESSING

Substantial progress was made in the application of data processing methods to planning operations through the work of the Technical Methods Unit. The unit was established to provide services to the Commission. These services were used in the following projects during the year:

- City of Maywood planning project
- Lawndale School District survey
- West San Gabriel Valley area study
- Automated time accounting system for the Commission

## Economic Studies and Land Requirements Analysis

County-wide studies of trends in land development were prepared by the Land Use and Economic Studies Section. One of these studies involved completing a generalized map of the south half of Los Angeles County showing the use of land as of 1960. Based on existing sources, the section also prepared for general public release statistical analyses of County-wide land use and multiple dwelling unit trends.

### INDUSTRIAL LAND REQUIREMENTS

Preliminary work on an industrial land study in the southwest area of the County was undertaken during the year. The Commission was requested by the Board of Supervisors to conduct a study to determine the present and future industrial needs of the area and the relationship this bears to the amount of industrially-zoned property in the Fourth Supervisorial District. It was concluded that this study could best be performed as a part of an economic study of the entire County. The Board of Supervisors then

authorized the Commission to conduct a review for possible revision of The Southwest Area study and to prepare an economic study of the County with particular reference to employment opportunities and land requirements for industry and other economic activities. The Board also appointed a special advisory committee to assist in the industrial needs evaluation portion of this study. The County-wide economic study is to be initiated in the coming year by a newly authorized Economic Studies Section.

## AREA STUDIES

The major progress toward completion of a comprehensive general plan for the County consisted of publication of The Malibu Area general plan, the sixth in the area studies report series. This report, prepared by the Area Studies Section and the Graphics Unit, presents a comprehensive picture of proposed future development in the approximately 160 square mile area to accommodate a population approaching 349,000 residents by the year 2020. It projects future land use and distribution of future population, and outlines planning principles for the three constituent communities of Coastal Malibu, Las Virgenes and Topanga. As the Malibu area has unique qualities and little existing development, planning is needed to conserve the natural amenities of the area; to protect health and safety of future residents from the special problems of flooding, earth slippage and brush fires; and to plan for the location of necessary highways, schools, parks, recreation sites, community facilities and utilities.

The bulk of the research phase of the West San Gabriel Valley area study was carried out by the Land Use and Economic Studies Section. The research included gathering almost 2,000 sample survey interview questionnaires to determine current characteristics and preferences for future development of the area. The results of the survey will be analyzed by utilizing electronic data processing methods.

The San Fernando Valley area study was inaugurated by the Area Studies Section. The study will be conducted in cooperation and with the cities of Los Angeles, Burbank and San Fernando. The primary goal is to establish a long-range overall general plan expanding upon the short-term plans which now exist for a large portion of the San Fernando Valley.

## COMPREHENSIVE GENERAL PLAN

The North County general plan reports, originally published in 1961, were prepared for reprinting during the year. The Zoning Plan was updated by the Mapping Section and prepared for printing. Population projections in Background for Planning and The General Plan were revised by the Area Studies Section and the reports were prepared for publication by the Graphics Unit.

Analysis of the rate of completion of the County's comprehensive general plan revealed that there is a considerable gap between the desired rate and the present rate of completion. There is a backlog of fifty-four and a half man years in the program of preparing area studies, reviewing all areas and completing a comprehensive general plan. At the rate of the past few years, the plan will not be completed until the late 1970's while the desired date of completion is 1971. The authorization of an Economic Studies Section to be initiated during the 1965-66 fiscal year will help materially in approaching the desired target date.

Maintenance and revision of elements of the County general plan primarily involved the highways and recreation elements.

## Comprehensive County General Plan

## Elements of the County General Plan



## HIGHWAYS

Amendments to the Highway Plan for the Los Angeles County Regional District initiated by the County and by cities in the County were processed by the Highways and Public Acquisitions Section.

## REGIONAL RECREATION AREAS

Amendments to the Regional Recreation Areas Plan, adding over 230 new areas, were adopted by the Commission and the Board of Supervisors. The Master Plan and Design Section invited cities to a series of area meetings, received suggestions, discussed them and recommended amendments to the plan. Definitions of the types of areas recognized on the plan, which was originally published in 1959, were refined and necessary revisions were being made prior to reprinting the report.

An inventory, with a map, of all large open space areas in the County was compiled by the Master Plan and Design Section as a part of the open space phase of the California State Development Plan Program. This phase consists of an inventory and appraisal of all large urban open space areas in the state with the objective of suggesting standards for open space as an integral feature of urban land use and methods of preserving it.

A study with the object of developing a plan for a scenic highway along the crest of Verdugo Hills was initiated, at the request of the Board of Supervisors, by the Highways and Public Acquisitions Section in cooperation with the County Engineer, Department of Parks and Recreation, Road Commissioner, Forester and Fire Warden and officials of the cities of Los Angeles, Burbank and Glendale. Coordination of the departments and cities will be accomplished through the Interdepartmental Engineering Committee. The work to date consists of the preparation and review of engineering studies to determine feasible locations for a scenic highway.

## INTERCITY COORDINATION

### *Coordination at the County Level*

County-wide coordination of planning activities was advanced through the formation of a new organization, the Los Angeles County Association of Planning Officials. The first meeting was called as a result of a Board of Supervisors' directive asking that the planning commissioners and directors of the cities in Los Angeles County meet with the Regional Planning Commission in the interest of furthering cooperation in the development of uniform planning standards.

The area planning committees (consisting of legislators, planning commissioners, city officials and technicians and interested citizens), which were originally formed in conjunction with the area study program, continued their function of informing officials and citizens from cities and unincorporated portions of the areas of current planning efforts.

## INTERCOUNTY COORDINATION

On an intercounty basis, the Five-County Regional Park Planning Council was formed during the year. This organization is intended to promote greater coordination of recreation planning among the counties of Los Angeles, Orange, Riverside, San Bernardino and Ventura.

# Incorporated Cities

The planning advisory service program was continued with twenty cities in the County receiving planning services on a contract basis. Staff members of the Commission acted in an advisory capacity on planning and zoning matters and in the processing of zoning cases and subdivisions for cities. The number of cities for which zoning cases and subdivisions were processed decreased from twenty-one to eighteen and, consequently, the total number of cases processed also dropped slightly in the past year.

## Advisory Service Contracts

The major contract planning project of the year was the continuation of the City of Maywood general plan study by the Contract City Planning Unit. Included as a part of the study was an interview survey of approximately 800 Maywood residents to determine socioeconomic characteristics, attitudes and behavior of the city's population. Results of the survey were tabulated by electronic data processing and a report analyzing the results was prepared.

## Planning Project Contracts

Another part of the Maywood planning project which utilized electronic data processing methods was the land use study. This involved recordation of information for each parcel of land in the city on such matters as use of parcel, residential density, parcel area, zoning, assessed valuation and whether property owners live in the city. A summary of the resultant findings was then presented in a report as background material for the preparation of the general plan.

A study of apartment development standards was also prepared in conjunction with the Maywood planning project. It was designed to assist in the determination of reasonable density standards for the city's zoning ordinance and took into consideration economic feasibility, design problems presented by narrow lots, and the amount of usable open space that should be required.

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Following preparation of background studies a preliminary general plan was prepared for the City of Maywood. The plan was adopted by the city's planning commission and referred to the city council for approval in the coming year. The Graphics Unit will subsequently prepare the plan for publication.

The preliminary draft of the Maywood Zoning Ordinance was completed by the Uniform Zoning Ordinance Section as a part of the planning project. A preliminary subdivision ordinance was also prepared for the city by the Subdivision Research Section.

Work was continued on the City of Lawndale zoning plan and the third preliminary draft of the city's zoning ordinance was completed. The Lawndale Planning Commission approved the zoning ordinance and the preliminary zoning map which had been prepared during the preceding year.

Applications for Federal urban planning grants for planning studies for the cities of Avalon and Palmdale were submitted to the State Office of Planning during the year. The staff of the Regional Planning Commission is to act as consultant in the preparation of both city plans.

A contract planning project of a different type undertaken during the year was the preparation of a population and housing survey questionnaire for the Lawndale School District by the Master Plan and Design Section. Following the tabulation of the results by the Commission's Technical Methods Unit and the County Superintendent of Schools' Electronic Data Processing Section, a report analyzing the information will be prepared for the school district.

# Workload Data

## REGIONAL PLANNING DISTRICT

7 • MEETINGS

## REGIONAL PLANNING COMMISSION

68 • MEETINGS

241 • PUBLIC HEARINGS

3,376 • AGENDA ITEMS (A case may appear several times as an agenda item.)

## ZONING BOARD

71 • MEETINGS

450 • AGENDA ITEMS

## REGIONAL AND COMMUNITY PLANNING

Number Studies in Progress or Completed

- 3 • Area Studies
- 9 • General Studies
- 11 • Community Studies
- 3 • School Studies
- 3 • Contract Studies
- 10 • Miscellaneous Recurring Studies
- 18 • Graphics Assignments

## POPULATION RESEARCH

Number Building Applications Reviewed

- 26,360 • Unincorporated Area
- 12,755 • Contract Cities
- 61,425 • Los Angeles City
  - 63 • Culver City
- 3,329 • Torrance
  - 154 • Huntington Park
- 324 • Santa Monica
- 876 • Glendora
- 150 • Cudahy
- 468 • Other Cities
- 105,904 Total
- 3,763 • Office & Telephone Inquiries

## MAPPING

Number Types of Work Projects Completed

- 475 • Zone Changes
- 1,057 • Exceptions & Permits
- 176 • Final Precise Plans
- 427 • Office Records
- 1,990 • Amendments Recorded
- 178 • Individual Projects
- 413 • Building Setback Maps

## ZONING INFORMATION AND COUNSEL

Number Items

- 24,464 • Counter Inquiries
- 24,434 • Telephone Inquiries
  - 253 • Correspondence
- 1,231 • Interviews Held
- 1,014 • Forms Issued
- 627 • Cases Filed
  - 53 • City Cases Filed
- 1,795 • Special Use Business License Reviewed
- 111 • Outdoor Advertising Permits Reviewed
- 1,582 • County Plot Plans Processed

## BRANCH OFFICES

Number Type of Work Performed

- East San Gabriel Valley
  - 1,492 • Office Inquiries
  - 2,195 • Telephone Inquiries
    - 100 • Plot Plans Processed
  - 57 • Field Investigations
- West San Gabriel Valley
  - 779 • Office Inquiries
  - 2,356 • Telephone Inquiries
    - 41 • Forms Issued
- Antelope Valley
  - 4,725 • Office Inquiries
  - 5,569 • Telephone Inquiries
    - 123 • Application Forms Issued
    - 53 • Cases Filed at this Office
    - 101 • Plot Plans Processed
    - 125 • Field Investigations



## ZONE CHANGES

### Number Cases

- 245 • Pending July 1, 1964
- 199 • Filed
- 239 • Total Processed
- 142 • Ordinances Adopted
- 20 • Granted or Completed
- 33 • Disapproved
- 44 • Withdrawn or Abandoned
- 205 • Pending June 30, 1965
- 373 • Cases Heard\*

## EXCEPTIONS AND PERMITS

### Number Cases

- 169 • Pending July 1, 1964
- 457 • Filed
- 511 • Total Processed
- 392 • Approved
- 97 • Denied
- 22 • Withdrawn or Abandoned
- 115 • Pending June 30, 1965
- 53 • Appealed to Board of Supervisors
- 1,514 • Pages of Transcripts

## ZONING ENFORCEMENT

### Number Inspections Completed

- 1,485 • Land Use
- 364 • Advertising Signs
- 88 • Oil Well Bonds
- 1,003 • Exceptions & Permits
- 125 • Special Investigations
- 134 • Dump Inspections
- 3,199 • Total
- 32 • Court Cases

## SUBDIVISION ADMINISTRATION

### Number Tract Maps

- 102 • Pending July 1, 1964
- 461 • Received
- 447 • Total Processed
- 413 • Approved
- 2 • Disapproved
- 32 • Withdrawn
- 116 • Pending June 30, 1965

### Types of Maps Processed

- 190 • New Tentative
- 148 • Revised
- 24 • Reactivated
- 85 • Renewed

- 56,740 • Lots in Maps Received
- 592 • Final Maps Checked

### Plot Plans

- 553 • New Received
- 197 • Revisions Received
- 750 • Total Processed
- 1,861 • Total No. Building Sites Created

## HIGHWAYS AND PUBLIC ACQUISITIONS

### Number Public Acquisitions Processed

- 468 • Highways
- 12 • Waterworks Sites
- 16 • Flood Control Rights-of-way
- 2 • Fire Station Sites
- 2 • Park Sites or Additions
- 1 • Library Addition
- 2 • Road Maintenance Yards
- 1 • Health Center
- 1 • Microwave Station

505 Total

### Vacations

- 46 • Highways Approved
- 13 • Highways Disapproved

### School Sites Processed

- 7 • Pending July 1, 1964
- 27 • Filed
- 29 • Total Processed
- 27 • Approved
- 2 • Disapproved
- 1 • No action
- 4 • Pending June 30, 1965

- 461 • Tentative Tracts Reviewed for School and Highway Needs
- 49 • Excess Properties Processed
- 19 • Plot Plans Processed

The Board of Supervisors adopted 32 amendments involving 467.8 miles of highways:

Miles	Highways	Effect on Plan
80.9	Major	Added
102.9	Secondary	Added
107.7	Major & Secondary	Removed
176.3	Major & Secondary	Reclassified

In addition, the Board of Supervisors added 7.7 miles of parkways and 73.8 miles of freeways.

Regional Planning Commission recommendations this fiscal year were:

Miles	Highways	Recommendation
69.2	Major	Add
37.2	Secondary	Add
52.9	Major & Secondary	Remove

In addition, the Commission recommended that 55.5 miles of freeways be added.

\* Combined total of hearings by the Regional Planning Commission and the Board of Supervisors.

# MISCELLANEOUS

## Number Committee Meetings

Interdepartmental Engineering  
Committee

63 • Meetings  
362 • Items Considered

Subdivision Committee

93 • Meetings  
767 • Tracts Considered

Subdivision Bond Review Committee

6 • Meetings  
270 • Cases Considered

Street Naming Committee

4 • Meetings  
50 • Items Considered

## WORKLOAD FOR CONTRACT CITIES

CITY	Exceptions & Special Permits	Zone Changes	Zoning Enforcements	Subdivisions	Plot Plans	Mapping	Other Items
Artesia			16				
Bellflower			12	2			
Bell Gardens	5	1	64		8	5	
Commerce	7	1	20		77	1	4
Cudahy	3		8			1	
Irwindale	4	2	2		1	3	
Lakewood	9	13	12	1		7	
La Mirada			2	1			
Lawndale	9		62		15	2	
Lomita	3	4	55	2	9	3	
Palmdale		7	8	4			
Rolling Hills				1		1	
Rolling Hills Estates			1	2		7	
Rosemead	7	2	11	1	26	1	
San Dimas				1			
South El Monte	2		13				
Temple City	6		33	1	37	3	
Walnut			4	4			
TOTALS	55	30	323	20	173	34	4

# Financial Data for Fiscal Year 1964-1965

## REVENUE FROM CASE FILING FEES

Number	Type	
380	Zone Exceptions	\$ 93,860.00
161	Zone Changes	89,580.00
42	Special Permits	10,374.00
3	Land Reclamations	900.00
2	Cemeteries	600.00
2	Explosives	600.00
Total		\$ 195,914.00

## REVENUE FROM MISCELLANEOUS FEES

Service Contracts With Incorporated Cities	\$ 89,060.98
Subdivision Fees	67,962.28
Federal Grants	31,048.13
State Grants	23,558.00
Lot Arrangement Plot Plans	19,322.00
Transcript Fees (paid through Board of Supervisors)	3,086.49
Zoning Ordinances	829.44
North County Report-Part I	404.40
Reimbursement for Maps	165.14
Reimbursement for Tuition	152.00
Intercounty Recreation Report	144.00
Transcript Fees (paid direct to Regional Planning Commission)	59.20
Witness Fees	55.95
Other	22.18
Total	\$ 235,870.19

TOTAL REVENUE \$ 431,784.19

## APPROPRIATION AND EXPENDITURE

	Appropriation	Expenditure
Salaries--Wages	\$1,138,806.00	\$1,132,204.30
Services and Supplies	113,134.00	111,337.38
Equipment	3,395.00	2,863.56
	\$1,255,335.00	\$1,246,405.24



**PC** 320 West Temple Street, Los Angeles, California 90012

Supervision: Joseph K. Kennedy

Text: Beverly A. Hindman

Graphic Direction: Gene Wolfe

**ANNUAL REPORT 1965-1966**

THE REGIONAL PLANNING COMMISSION, COUNTY OF LOS ANGELES

**SERIES**

NA9127

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**rpc**



THE REGIONAL PLANNING COM-  
MISSION (From left to right) Arthur  
J. Baum; Alson E. Abernethy; Irma  
Ruther, Secretary to the Commission;  
Mrs. L. S. Baca, Chairman; Milton  
Breivogel, Director of Planning; Owen  
H. Lewis; Louis Kanaster.



September 1, 1966

Honorable Board of Supervisors  
County of Los Angeles

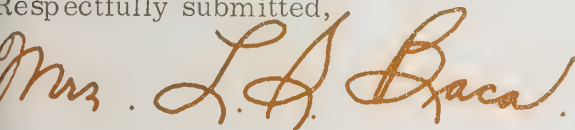
Gentlemen:

In compliance with Ordinance No. 4099 (N.S.) requiring reports of all departments, I am transmitting herewith the Annual Report of the Regional Planning Commission for the Los Angeles County Regional Planning District and County of Los Angeles for the fiscal year ending June 30, 1966.

The Commission's approach to meeting the problems resulting from the intense urbanization of the County has been through the development of a comprehensive regional planning program which is designed to meet both present and future physical requirements.

A copy of this report is being filed with the State as required by Title 7, Chapter 1.5 of the Government Code.

Respectfully submitted,



Mrs. L. S. Baca, Chairman  
THE REGIONAL PLANNING COMMISSION

pc

THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES

Burton W. Chase, Chairman, Fourth District

Frank G. Bonelli, First District   Ernest E. Debs, Third District  
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THE REGIONAL PLANNING COMMISSION

Mrs. L. S. Baca, Chairman

Louis Kanaster, Vice Chairman   Alson E. Abernethy  
Arthur J. Baum   Owen H. Lewis

Milton Breivogel, Director of Planning  
O. K. Christenson, Chief Deputy Director  
Irma Ruther, Secretary to the Commission

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## THE GENERAL PLAN

To fulfill its objective of developing a County General Plan, the Regional Planning Commission is rapidly progressing with work on a regional planning program which will result in the adopted County-wide General Plan by the early 1970's. During the fiscal year work advanced on the West San Gabriel Valley and the San Fernando Valley Area studies, the seventh and eighth of the Commission's 10 county area studies. In addition, at the community level, the Commission's staff completed work on general plans for Avocado Heights and Rowland Heights as well as commencing general plan analysis for communities within the Florence-Dominguez area. Most of the Commission's twenty functional units are involved, in some way, with general plans--by providing research data, by actually formulating the plan, by preparing the associated maps and brochures, and by implementing the plans in the unincorporated area through administering the County zoning and subdivision ordinances.

In formulating area and community general plans the Commission fulfills one of its major planning roles, that of coordinator. This role involves the following jurisdictional relationships: between the unincorporated County areas and adjacent cities, between Los Angeles County and neighboring ones, and between Los Angeles County and the state and federal governments. In contrast to these multi-jurisdictional coordinative activities, the Commission functions as the planning agency for the 1.1 million persons residing in the 3,000 square mile unincorporated area. If these residents were grouped into one city, it would rank as the nation's sixth largest. However, planning for these unincorporated residents is even more complex than for a comparable city because of population dispersal into noncontiguous areas, the large geographical extent of the County, and the diversity of economic and social conditions.



Milton Breivogel  
Director of Planning

The primary goal of the Regional Planning Commission is the development and implementation of a COUNTY-WIDE, comprehensive, long-term General Plan for Los Angeles County. To accomplish this goal the Commission must not only develop and coordinate general plans for the County's unincorporated communities and 10 regional areas but must also support related planning administrative and research activities. The Commission's Regional Planning program can best be described by its division into the following areas of General Plan development and analysis:

- COUNTY-WIDE County General Plan
- UNINCORPORATED Community General Plans
- INCORPORATED City General Plans

**AREA GENERAL PLANS**

The County's size, population, and land use complexity has necessitated the division of the County into sub-areas for planning purposes in order to assure that all portions of the County can be adequately analyzed for the county-wide general plan. The Commission's staff is currently working on the seventh and eighth of ten such sub-areas--the West San Gabriel Valley and the San Fernando Valley. The desired date of completion of the County General Plan is 1971.

**WEST SAN GABRIEL VALLEY**

Work on the West San Gabriel Valley General Plan, performed by the Land Use Studies Section, was approximately two-thirds completed by the end of the fiscal year. Studies and projects completed during the fiscal year included the preparation of a composite zoning map, composites of community and city general plan maps, a tabulation of interview and apartment characteristics surveys, and discussions with other jurisdictions on the similarities and contrasts in planning goals. It is anticipated that the major portion

Los Angeles County with an area of 4,083 square miles, 7 million population and 3,300,000 automobiles is a complex area to plan for. To assure proper analysis and research for the County-wide general plan, the county is divided into ten study areas.





of the County's seventh area plan will be completed during the 1967-68 fiscal year.

#### SAN FERNANDO VALLEY

The organization and appointment of a 40-member Citizens' Planning Advisory committee to formulate representative standards and goals for the San Fernando Valley General Plan was completed. This organization, representing the cities of Los Angeles, Burbank, and San Fernando as well as the County of Los Angeles, is unique in that a citizens' group will be able to participate in the establishment of planning standards and goals prior to the more detailed planning analyses performed by the staff. Another unique feature of this area's general plan is the participation through a federal grant of the "Center for Urban Studies" of San Fernando Valley State College.

In addition, the San Fernando Valley Planning Area Opinion Survey, a critical aspect of this plan development, was conducted during the year. The 2,000 household survey was designed to provide a basis for understanding the problems of the Valley, and discovering the opinions and attitudes of its residents. In this way it will contribute to better planning for future growth of residential, employment, and recreation areas as well as the many facilities required to adequately accommodate the population of this rapidly expanding urban area. The survey results were tabulated and in process of analysis at the year's end. The Area Studies Section, which has been assigned this area general plan, also devoted considerable time to the gathering, compilation, and mapping of Valley land use data and the preparation of a report to be titled "Background for Planning."

#### SPECIAL STUDIES AND PROJECTS

The following special studies and projects in progress during the fiscal year are basic in the formulation of a coherent system of area General Plans. These specific studies vary from year to year depending on priorities and needs established by the total General Plan program.



"Negative Scribing", a new mapping technique, achieves greater accuracy and more detailed map data. The cartographer engraves lines with sharp bladed or needle-pointed tool on a specially coated transparent material. The final product acts as a film negative used in reproducing maps.

**INDUSTRIAL LAND REQUIREMENTS STUDY**

In order to determine the industrial land needs of the entire County, a survey of industrially zoned lands was conducted. This inventory survey measured how much land is currently zoned or planned for industry, how the land is used, and where it is located. Vacant industrial land was evaluated in terms of its suitability for industrial development and its orientation to transportation facilities. The data collection phase was completed and was being processed by electronic data processing equipment by the end of the fiscal year. Preliminary projections of population and industrial land requirements were also in preparation. An inventory report will be prepared during the 1966-67 fiscal year.

**DOMINGUEZ AREA INDUSTRIAL STUDY**

The Dominguez Area has had a large scale conversion of land from industrial zoning to residential use. Pending intensive study of this area in relationship to County-wide industrial land requirements, the Industrial Survey Advisory Committee, appointed by the Board of Supervisors to assist the Commission in its industrial studies, recommended that the Commission adopt a policy establishing a freeze of industrial zoning within the Dominguez Area. On August 24, 1965, the Commission adopted this policy pending a report from the staff. During the fiscal year, the Economic Studies Section completed the analysis and a report with recommendations was submitted shortly after the end of the fiscal year.

**COUNTY-WIDE LAND USE STUDIES**

The Land Use Studies Section continued work on assembly of a current Land Use Map for the south half of Los Angeles County to be completed in the 1966-67 fiscal year. This work included cataloguing existing sources of current land use information throughout the County. A critical comparative analysis of 1940 land use patterns was initiated. This will be followed by a comparative sequence of maps showing changes in land usage over a 25-year span. Information

on County-wide Land Use patterns and trends is vital to the area studies program and the eventual development of a County-wide General Plan.

**LAND USE CLASSIFICATION SYSTEM**

Work was completed jointly by the Land Use and Economic Studies Sections on the first draft of a proposed system for coding and classifying land uses for the efficient use of data processing within the department. The classification system so far consists of a detailed use list numerically indexed to generalized categories. After review and revision within this department, the system will be circulated to other agencies within the Los Angeles region for coordination purposes.

**COUNTY BASE MAP COMPILATION**

A base requirement of planning and general plan analysis is a series of maps whose patterns indicate the nature and distribution of the multiplicity of planning elements such as land use, circulation, and public facilities. However, as planning becomes more sophisticated and requires more detailed and accurately mapped data, systems for compiling and analyzing these data must be evolved which are adaptable to data processing methods. In order to efficiently and consistently record these types of locational planning data, the Mapping Section began a precise cartographic program for the compilation of a county base map on a scale of 1:24,000.

**CONTINUING PLANNING  
PROJECTS AND SERVICES**

The Commission supports several continuing planning services and projects which affect both the formulation and effectuation of general plans.

**POPULATION AND HOUSING INFORMATION**

The Commission's program of maintaining continuous estimates of population and housing is the responsibility of the Population Research Section. Reported in the "Quarterly Bulletin--Population and Dwelling Units", estimates are



included for each of the 76 cities and all of the unincorporated localities. These are then grouped into 35 geographic sectors called Major Statistical Area.

When the program was started in 1942 Los Angeles County's population totaled 3,081,000. On July 1, 1966 Commission estimates placed the total population at 6,995,000. During the first month of the 1966-67 fiscal year, the population of the County passed the 7 million mark.

Work was begun on a plan of suggesting divisions of some of the 1,297 Census Tracts in the County as one of the preparatory steps to the 1970 Census. Conversations were also held with representatives from Orange, Riverside, and San Bernardino Counties to explore the possibilities of developing a uniform mapping system for the coming decennial census.

Special population estimates were prepared for the County Health, Mental Health, Road, and Sheriff's Departments; Superior Court; California Bureau of Hospitals and Department of Employment; and the United States Housing and Home Finance Agency.

#### ECONOMIC BASE STUDIES PROGRAM

The general framework of the Economic Base Studies Program was prepared during the fiscal year with assistance from the Commission's economic consultant. The Industrial Land Requirements Study forms the first element in the total program. Coordination of all studies is being carried out with the cities within the County, other counties, the State Division of Highways through its LARTS Study, and other public and private groups.

#### HIGHWAY PLANNING

The Highway Plan is a most vital element of the County General Plan. The first County-wide Highway Plan was adopted by the Board of Supervisors on February 27, 1940 and has been regularly updated since its initial adoption. Re-

visions (amendments) to the Highway Plan are necessitated by changing circumstances such as the adoption of freeway routes, major revisions of the zoning plan, subdivisions, large scale construction of public and private facilities, and recognition of modern highway design standards.

#### REGIONAL RECREATION AREAS

The Regional Recreation Element of the County General Plan is another of the plan's elements which is under continuing review. The Board of Supervisors on July 29, 1965 adopted a revision of the 1959 Regional Recreation Areas Plan. The newly adopted plan, like its predecessor, recognizes existing regional recreation areas as well as proposing ones on a county-wide basis, irrespective of municipal boundaries. Working during the fiscal year has involved finalizing the text and maps for publication.

#### ORDINANCE PREPARATION

The increasing complexity of zoning regulations and the diversity among the cities of Los Angeles County has presented a continuing need for a uniform zoning ordinance which could serve as a model in the development of uniform zoning classifications and standards acceptable to the various cities and the County. During the fiscal year, the second draft of the proposed Uniform Zoning Ordinance developed by the Uniform Ordinance Section has undergone a complete review with the assistance of numerous professional and civic groups. This work is expected to result in completion of a final draft of the proposed ordinance during the 1966-67 fiscal year.

#### DATA PROCESSING

Additional progress was made in the refinement of applying data processing methods to various aspects of the Commission's planning program and its administrative services. This fiscal year the Technical Methods Unit was also actively involved in the development of Planning Information Systems. The Section processed a residential questionnaire conducted in the West San



Gabriel Valley; a questionnaire, incorporating 2,000 interviews, conducted in the San Fernando Valley; a population and housing survey conducted in the Lawndale School District; and a tabulation of industrial land use and zoning by various geographical units in the County. An automated system for preparing time accounting reports was also initiated during the year.

#### GRAPHICS

The Graphics Unit provides graphics services for the entire Commission, particularly the publication of reports, the organization of exhibits, and the preparation of special presentations. A major activity of the Unit is consultation with staff members from other sections preparing to publish reports and brochures. The largest exhibit organized by the Graphics Unit of the Commission's planning program was displayed at the Antelope Valley Fair in Lancaster.

#### PLANNING COORDINATION AT REGIONAL LEVEL

One of the most important functions performed by the Commission is that of coordinating planning functions, between the County's municipalities and the County government itself; between Los Angeles County and neighboring ones; and between the County and state and federal agencies.

#### SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG)

One of the primary objectives of SCAG is the establishment of a regional planning program which will integrate intercounty regional planning activity. SCAG is composed of legislative representatives from six Southern California counties and over 80 constituent cities.

#### TRANSPORTATION ASSOCIATION OF SOUTHERN CALIFORNIA (TASC)

During the fiscal year a transportation-oriented planning group to be known as the Transportation Association of Southern California was organized.

The bylaws of the policy group, known as the Area Coordinating Committee, established two sub-groups to be known as the Council of Planning and the Council of Engineering. The objectives of TASC include the preparation and coordination of a continuing, comprehensive long-range regional transportation planning program, coordinated with local plans and, in the process, to identify regional problems and to study possible solutions.

#### FIVE COUNTY REGIONAL PARK PLANNING COUNCIL

This group, consisting of official representatives from the Counties of Los Angeles, Orange, Ventura, San Bernardino, and Riverside, commenced studies designed to lead to a regional plan of recreational areas. The Council reviewed a number of applications by local agencies for federal aid for park site acquisitions.

#### LOS ANGELES COUNTY ASSOCIATION OF PLANNING OFFICIALS (LACAPO)

The purpose of this association is the development of uniform planning standards. Membership in the organization consists of planning commissioners and directors from each local government jurisdiction within Los Angeles County. In order to fulfill its objectives the Steering Committee on July 7, 1965 appointed seventeen working subcommittees to consider major phases of local planning.

#### AREA PLANNING COMMITTEE

These committees have been organized during the formulation of area general plans for the purpose of reviewing information of area-wide interest and to discuss and act upon matters of joint concern. Membership in the committees is composed of city councilmen, planning commissioners, other city officials and technicians, County planning personnel, and interested citizens. During the past fiscal year, committees met in the following general plan study areas: East Central, East San Gabriel Valley, West San Gabriel Valley, Southeast and Southwest.

In unincorporated areas the Regional Planning Commission has the responsibility for the preparation of community and neighborhood general plans. These general plans are developed in identifiable unincorporated communities where a need arises for orderly planned development and are coordinated with area general plans. Work on the following community general plans was performed during the fiscal year.

### III. COMMUNITY GENERAL PLANS



**COMMUNITY GENERAL PLANS**

**AVOCADO HEIGHTS**

A public hearing before the Commission on the preliminary general plan for the community of Avocado Heights was held in June 1966. Intensive urban development has generally skipped over this community; however, the remaining undeveloped and agricultural areas are now being considered as potential urban areas. The Community Studies I Section completed land use surveys, analyzed subdivisions, and reviewed circulation patterns. General plan objectives were outlined and discussed with numerous interested individuals, organizations and public officials.

**ROWLAND HEIGHTS**

Another community general plan in the process of development was for Rowland Heights. Accelerated development within the 13-square mile community is anticipated in the near future with the scheduled extension of the Pomona Freeway to the community. The Community Studies I Section completed background studies and displayed a preliminary general plan at a public meeting in the community in April, 1966.

**SOUTH LOS ANGELES COUNTY STUDY AREAS**

The Community Studies II Section was established in November 1965, to enable the Regional Planning Commission to complete, as quickly as possible, community general plan studies for unincorporated, urban areas in South and Southwest Los Angeles County.

Data collection for the program is being closely coordinated with the requirements of the Los Angeles Local Agency Formation Commission and the Los Angeles County Community Renewal Program and is being performed with a school needs study for the Compton Union High School District and component elementary school districts.

**SPECIAL STUDIES**

**LENNOX SCHOOL DISTRICT**

The Lennox School District was the subject of

one of the special community studies undertaken by the Commission. The study focused on the problem of determining the District's residential development potential under current zoning policies. A residential land use map was prepared and analyzed in terms of the present zoning regulations to determine the existing and potential number of dwelling units. The dwelling unit inventory provided a basis for forecasting school enrollment until 1980.

**WEST HOLLYWOOD HEIGHT DISTRICT**

A special study of building heights near Sunset Boulevard in West Hollywood was completed by the Community Studies I Section. The problem of building-heights has arisen since 1960 due to the construction of high rise residential and commercial buildings along Sunset Boulevard. Occupants of the one- and two-story residences adjacent to Sunset have complained that their views have been restricted. A related problem is the increasing traffic congestion on Sunset Boulevard generated by the high-rise buildings. On March 15, 1966, the Commission adopted a resolution for an amendment to the Zoning Plan which would limit heights of buildings to 90 feet on both north and south frontages of Sunset Boulevard.

**PLANNING ADMINISTRATION**

The majority of general plan implementation activities in the unincorporated area of Los Angeles County is performed in the Plan Administration and Subdivisions and Highways Divisions which administer the Zoning and Subdivision Ordinances. There are five sections and the three branch offices that function primarily to administer these two ordinances.

**ZONE CHANGE**

Zone change activity was concentrated in the Agoura-Calabasas and Newhall areas with lesser activity in the Puente Hills and South Antelope Valley. The complexity of zone change case work has increased significantly during the fiscal



year particularly with reference to large scale developments. Some of the factors accounting for this complexity are the mixture of zone classifications, variety of area requirements, differing types of topography relating changes to newly adopted community plans, and the evaluation of planned developments. Zoning analysis of planned developments, for example, considers types of structures, location and extent of open space, architecture, landscaping, building density, sign sizes, parking arrangements, and subdivision coordination. Two additional activities requiring staff time included reviewing large-scale private land development proposals and processing appeals to the Board of Supervisors from Commission denials, resulting from an amendment to the State Planning and Zoning Law effective September, 1965.

#### ZONE EXCEPTIONS AND SPECIAL PERMITS

The Zone Exceptions and Special Permits Section processed an unusually large number of applications for subdivision directional advertising signs, lot divisions with parcels of less than the required area, office buildings, churches, and mobilehome parks. Large-scale construction projects associated with the California Aqueduct, the Southern Pacific Railroad's Palmdale-Colton Bypass, and the Golden State, Antelope Valley, and Metropolitan Bypass Freeways have resulted in the filing of six quarry cases in the Newhall and Antelope Valley areas. Several unusual cases included a fireworks factory, a smokehouse, and a fat rendering plant.

#### ZONING INFORMATION CENTRAL OFFICE

The Petitions and Information Section is normally the first office to be contacted by the public. Its function is to answer both telephone and counter inquiries on zoning and planning matters and process applications for zone changes, zone exceptions, special permits, and plot plans.

#### DECENTRALIZED OFFICES

For the convenience of the outlying portions of



Data processing methods aid the Commission's planning program and administrative management. An automated system of time accounting provides better and more detailed sources for evaluating the functions of the various divisions and sections.

the county, the Commission maintains three full-time and three part-time branch offices--the former ones are located in Lancaster to serve the Antelope Valley and Newhall areas, in San Dimas for the East San Gabriel Valley, and in Lomita for the Southwest area. The planners in the Lancaster and San Dimas offices spend a part of the week in Newhall and La Puente, respectively. The Central Office maintains a part-time office in Temple City which serves the West San Gabriel Valley.

#### ENFORCEMENT

The Zoning Enforcement Section continued its program of zoning ordinance enforcement. In addition to the investigation of complaints involving land use violation, the Section administers oil well bonds, investigates compliance with conditions of zone exceptions and special permits, inspects waste disposal facilities, and conducts special investigations. During the fiscal year the Section participated in 44 court cases.

#### ZONING ORDINANCE AMENDMENTS

The Uniform Ordinance Section is assigned the responsibility of conducting studies and drafting proposed amendments to the present County Zoning Ordinance. Among the more important subjects studied relative to proposed amendments were the following: gasoline service stations in commercial zones, special use permits for mobilehome parks, subdivision directional signs, public notification of Commission actions, residential exclusion in commercial zones, variable density in multiple residential zones, animals in residential zones, and industrial planned development projects.

#### SUBDIVISIONS

The Subdivision Section processes tentative and final subdivision maps in accordance with the Subdivision Ordinance and the Subdivision Map Act. During the fiscal year there were several changes in subdivision procedure one of which was the result of the addition of the term "parcel

map" to the Subdivision Ordinance in order to conform to the State Subdivision Map Act. In addition, a change in street cross-sections was effected which increased roadway widths while providing better usability of the land.

#### PLOT PLANS

The Subdivision Section contains a specialized unit concerned with the processing of plot plans required by the Zoning Ordinance when more than one residence is proposed on a parcel of land having twice the required area. During the fiscal year, the unit processed 322 of such plot plans and 135 revised plans.

#### SUBDIVISION RESEARCH

The Subdivision Research Section formulates amendments to the Subdivision Ordinance and other ordinances affecting land divisions and provides specialized staff assistance to the Subdivisions and Highways Division. Ordinance amendments prepared by the Section and adopted by the Board of Supervisors last year included complete or partial revisions to 75 Subdivision Ordinance and 4 Zoning Ordinance sections, updating the Subdivision Ordinance to require parcel map procedures, and revision of the standard street cross-sections.

#### HIGHWAYS AND PUBLIC SITES

In accordance with the Government Code of the State of California, the Highways and Public Acquisitions Section reviews all proposed sites for such public facilities as schools and parks, as well as reviewing requests for the acquisition or abandonment of street, alley, and riding and hiking trail rights-of-way within the unincorporated areas of Los Angeles County. The submittal of fifty (50) public school sites by various school districts during the 1965-66 fiscal year represents an increase of 85% over the number of such submittals for the prior fiscal year. Other proposed public site review requests included waterworks sites, road maintenance yards, a fire station, and a hospital site.

The planning advisory service program continued with 18 cities in the County receiving planning services on a contract basis. This service includes general plan development, specialized planning services, and the following administrative functions: zone changes, zone exceptions and special permits, zoning enforcement, subdivisions, plot plans, and mapping. Each city contracting for planning services has been assigned a planning advisor.

## INCORPORATED CITIES AND UNINCORPORATED AREAS



The boundaries of the 76 incorporated cities in Los Angeles County are shown on the map. These many jurisdictions add to the complexity of the County's planning program.



**CITY GENERAL PLANS**

The cities of Avalon and Palmdale, which contracted with the Commission during the fiscal year for general plans financed in part through 701 urban planning grants from the Department of Housing and Urban Development, represent striking urban contrasts relative to the County's other 74 municipalities. Some major contrasting features between the two cities include relative location, site, topography, climate, population, size, economy, land ownership, transportation and circulation. City general plans and other special contract planning services are performed by the City Services Section.

**AVALON**

The contract for work on the Avalon General Plan became operative the last month of the fiscal year. This one-square mile city is the only one in the State of California located on an island. This particular feature presents unique planning possibilities and problems. The staff's planning studies will involve a detailed land use analysis and an evaluation of recreation and tourist facilities. These data will be transmitted to the planning and architectural firm of William L. Pereira & Associates which will develop the actual general plan. The Avalon planning program will include zoning and subdivision ordinances prepared by the Uniform Zoning Ordinance and Subdivision Research Sections.

**PALMDALE**

During the last half of the fiscal year work began on the Palmdale General Plan. This 22-square mile city is the only one of the County's 75 mainland cities not located in the coastal plain. Such large scale construction projects as the Antelope Valley Freeway, the Southern Pacific Railroad's Palmdale-Colton Bypass, and the East Branch of the California Aqueduct pose significant urban development problems which can be at least partially resolved through planning procedures. The 90-square mile Palmdale General Plan study area includes a large surrounding unincorporated area in order to permit a comprehensive plan for

the entire future urban community.

**HIDDEN HILLS PARKS**

The City of Hidden Hills contracted with the Commission to prepare a brief park study. The recreational requirements of this city are specialized in that the community wishes to retain its present character of country living with associated horse stabling. The staff recommended three alternative locations for a combined equestrian-neighborhood park.

**LAWNDALE SCHOOL DISTRICT**

An unexplained, sharp drop in school enrollment in the District at the beginning of the 1964 school year raised two major questions on the part of the school officials--the cause of the drop and the probability of its continuing. The District contracted with the Commission to make a district-wide survey which would determine the number and residence of pre-school and school-age children. The survey formed the basis for a five year enrollment projection. The actual survey was performed by the school district, while the preparation, coordination, and analysis was done by the Commission's staff.

**ADMINISTRATIVE SERVICES**

The Administrative Services Unit, supervised by the Executive Assistant, includes the Commission's personnel, payroll, supply and library functions. During the fiscal year a study of the department's management information systems was begun. Goals of the study were to find ways to provide better information to assist the Director in directing activities of the department, to assist section heads in utilizing their personnel more efficiently, and to assist the Department in preparing its annual budget. The study is examining such items as the existing time accounting recording and reporting system, the existing procedures for reporting project status and case workload statistics, present machine accounting techniques, and the ways these might be changed to improve efficiency of the department.

## WORKLOAD DATA

### REGIONAL PLANNING DISTRICT

5 • MEETINGS

### REGIONAL PLANNING COMMISSION

68 • MEETINGS

186 • PUBLIC HEARINGS

3,085 • AGENDA ITEMS (Case may appear several times as agenda item.)

### ZONING BOARD

72 • MEETINGS

575 • AGENDA ITEMS

### SUBDIVISION ADMINISTRATION

#### Number      Tract Maps

102 • Pending July 1, 1965

408 • Received

425 • Total Processed

392      Approved

2      Disapproved

31      Withdrawn

85 • Pending June 30, 1966

#### Types of Maps Processed

190 • New Tentative

126 • Revised

16 • Reactivated

98 • Renewed

59,400 • Lots in Maps Received

435 • Final Maps Checked

#### Plot Plans

322 • New Received

135 • Revisions Received

457 • Total Processed

1,243 • Total Number of Building Sites Created

### ZONE CHANGES

#### Number      Cases

205 • Pending July 1, 1965

174 • Filed or Initiated

181 • Total Processed

142      Ordinances Adopted

15      Granted or Completed

13      Disapproved

11      Withdrawn or Abandoned

210 • Pending June 30, 1966

313 • Cases Heard by Regional Planning Commission and the Board of Supervisors

### EXCEPTIONS AND PERMITS

#### Number      Cases

115 • Pending July 1, 1965

445 • Filed

562 • Total Processed

423      Approved

68      Denied

46      Ex Parte

25      Withdrawn or Abandoned

44 • Pending June 30, 1966

42 • Appealed to Board of Supervisors

50 • Time Extensions

1,106 • Pages of Transcripts

### POPULATION RESEARCH

#### Number      Building Applications Reviewed

23,560 • Unincorporated Area

11,831 • Contract Cities

54,192 • Los Angeles City

63 • Culver City

2,944 • Torrance

202 • Santa Monica

600 • Glendora

53 • Cudahy

1,594 • Other Cities

95,039      Total

3,995 • Office and Telephone Inquiries

## MAPPING

Number	Types of Work Projects Completed
364 ●	Zone Changes
1,004 ●	Exceptions and Permits
150 ●	Final Precise Plans
514 ●	Office Records Maps
1,833 ●	Admendments Recorded
127 ●	Individual Projects
306 ●	Building Setback Maps

## ZONING INFORMATION AND COUNSELING

Number	Items
24,727 ●	Counter Inquiries
25,166 ●	Telephone Inquiries
216 ●	Correspondence
1,419 ●	Interviews Held
1,045 ●	Forms Issued
634 ●	Cases Filed
31 ●	City Cases Filed
1,293 ●	Special Use Business Licenses
2,152 ●	County Plot Plans Processed

## BRANCH OFFICES

Number	Type of Work Performed
	East San Gabriel Valley
1,416 ●	Office Inquiries
2,285 ●	Telephone Inquiries
79 ●	Plot Plans Processed
59 ●	Field Investigation
	West San Gabriel Valley
1,292 ●	Office Inquiries
1,894 ●	Telephone Inquiries
30 ●	Forms Issued
	Antelope Valley
3,942 ●	Office Inquiries
5,053 ●	Telephone Inquiries
104 ●	Application Forms Issued
42 ●	Cases Filed at this office
70 ●	Plot Plans Processed
136 ●	Field Investigation

## REGIONAL AND COMMUNITY PLANNING

Number	Studies in Progress or Completed
2 ●	Area Studies
10 ●	General Studies
8 ●	Community Studies
2 ●	School Studies
4 ●	Contract Studies
8 ●	Miscellaneous Recurring Studies
18 ●	Graphics Assignments

## ZONING ENFORCEMENT

Number	Inspections Completed
1,653 ●	Land Use
381 ●	Advertising Signs
15 ●	Oil Well Bonds
1,195 ●	Exceptions and Permits
117 ●	Special Investigations
81 ●	Dump Inspections
3,442	Total
44 ●	Court Cases

## MISCELLANEOUS

Number	Committee Meetings
	Interdepartmental Engineering Committee
60 ●	Meetings
315 ●	Items Considered
	Subdivision Committee
68 ●	Meetings
664 ●	Tracts Considered
	Subdivision Bond Review Committee
6 ●	Meetings
256 ●	Cases Considered
	Street Naming Committee
4 ●	Meetings
46 ●	Items Considered



## HIGHWAYS AND PUBLIC ACQUISITIONS

Number	Public Acquisitions Processed
440	● Highways
9	● Waterworks Sites
5	● Flood Control Rights-of-Way
1	● Fire Station Sites
2	● Road Maintenance Yards
1	● Hospital Site
1	● Sewage Treatment Plant Addition
459	Total

### Vacations

76	● Highways Approved
12	● Highways Disapproved

### School Sites Processed

4	● Pending July 1, 1965
50	● Filed
47	● Total Processed
46	Approved
1	Disapproved
3	Withdrawn
4	● Pending June 30, 1966
308	● Tentative Tracts Reviewed for School and Highway Needs
61	● Excess Properties Processed
47	Approved
14	Disapproved
22	● Plot Plans Processed

The Board of Supervisors adopted 33 amendments involving 407.5 miles of highways.

Miles	Type	Action
118.6	Major	Added
71.0	Secondary	Added
115.3	Major and Secondary	Removed
58.4	Major and Secondary	Reclassified

In addition, the Board of Supervisors added 0.9 miles of parkway and 35.6 miles of freeways, and removed 7.7 miles of freeways.

Regional Planning Commission recommendation this fiscal year were:

Miles	Type	Action
48.9	Major	Add
45.8	Secondary	Add
113.4	Major and Secondary	Remove

In addition, the Commission recommended that 32.6 miles of freeways be added.

## WORKLOAD FOR CONTRACT CITIES

CITY	Exceptions and Special Permits	Zoning Enforcements	Subdivisions	Plot Plans	Mapping
Artesia	8	2			
Bellflower	35				
Bell Gardens	4	38	1	3	3
Commerce	4	15		57	
Cudahy	3				1
Hawaiian Gardens	2				
Hidden Hills	4	2			
Irwindale	4				
Lakewood	7	13	2		4
Lawndale	8	70		2	3
Lomita	6	58	1		4
Palmdale	4	1			2
Rolling Hills		3			
Rolling Hills Estates	11	4			3
Rosemead	32	1			4
South El Monte	1	10			
Temple City	77				1
Walnut	3				
TOTALS	30	387	17	62	25

## FINANCIAL DATA FOR FISCAL YEAR 1965-1966

### REVENUE FROM CASE FILING FEES

Zone Exceptions	\$	90,918.00
Zone Changes		87,368.00
Special Permits		16,336.00
Cemeteries		<u>300.00</u>
TOTAL	\$	194,922.00

### REVENUE FROM MISCELLANEOUS FEES

Service Contracts with Incorporated Cities	\$	70,807.97
Subdivision Fees		64,282.25
Federal Grants		42,003.83
Lot Arrangement Plot Plans		11,508.00
State Grants		4,125.00
North County Reports		3,323.04
Transcript Fees (paid through Board of Supervisors		1,614.30
Parcel Maps		1,454.00
School Districts		1,337.91
Zoning Ordinances		570.24
Reimbursement for Maps		190.68
Reimbursement for Tuition		160.00
Intercounty Recreation Report		149.76
Transcript Fees (paid direct to Regional Planning Commission		36.30
Witness Fees		35.25
Other		<u>25.73</u>
TOTAL	\$	201,624.26

### APPROPRIATION AND EXPENDITURE

	Appropriation	Expenditure
Salaries-Wages	\$1,233,546.00	\$1,195,880.65
Services and Supplies	131,064.00	111,539.97
Equipment	<u>9,455.00</u>	<u>8,770.88</u>
	\$1,374,065.00	\$1,316,191.50

THE REGIONAL PLANNING COMMISSION • 320 WEST TEMPLE STREET • LOS ANGELES CALIFORNIA

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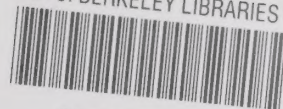
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